



46 Pilgrim Road, Boston, PE21 6JW



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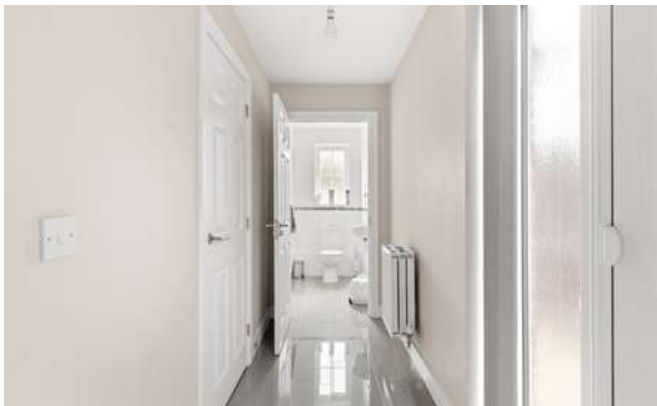
Freehold

£215,000



Key Features

- Detached 3 storey house
- Three bedrooms
- Dining kitchen & playroom/utility
- First floor lounge
- Cloakroom, bathroom & shower room
- Off-road parking to front
- Enclosed rear garden
- EPC rating C





A detached three storey house in a popular residential location. Having well presented accommodation comprising: entrance hall, cloakroom, playroom/study and dining kitchen with french doors to the rear garden to the ground floor. Lounge, bedroom and bathroom to first floor. Two bedrooms and shower room to second floor. Outside the property has off-road parking to the front and an enclosed garden to the rear. The property benefits from gas central heating and double glazing.



ACCOMMODATION

Part glazed side entrance door with side screens through to the:

ENTRANCE HALL

Having radiator, tiled floor and staircase rising to first floor.

CLOAKROOM

Having window to front elevation, radiator, tiled floor, close coupled WC and wall mounted hand basin.

PLAYROOM/UTILITY

4.21m x 3.53m (13.8ft x 11.6ft)

(Formerly part of the garage and could easily be converted back to a garage) Having radiator, built-in cupboard, recess for upright fridge/freezer, further recess with space & plumbing for automatic washing machine & tumble dryer, wall mounted gas fired boiler providing for both domestic hot water & heating.



DINING KITCHEN

4.5m x 3.19m (14.8ft x 10.5ft)

Having window & french doors to rear elevation, tiled floor and radiator. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards and appliance space under. Work surface return with inset ceramic hob, integrated electric oven & cupboards under, cupboards & stainless steel cooker hood over.

FIRST FLOOR LANDING

Having radiator and built-in cupboard.

LOUNGE

4.49m x 4.33m (14.7ft x 14.2ft)

Having three windows to front elevation, radiator and television aerial connection point.

BEDROOM THREE

3.21m x 2.76m (10.5ft x 9.1ft)

Having window to rear elevation and radiator.

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BATHROOM

Having window to rear elevation, radiator, tiled floor and part tiled walls. Fitted with a suite comprising: panelled bath, close coupled WC and hand basin.

SECOND FLOOR LANDING

Having Velux window.

BEDROOM ONE

4.28m x 3.76m (14ft x 12.3ft)

Having four Velux windows, radiator and access to roof space.

BEDROOM TWO

3.3m x 2.75m (10.8ft x 9ft)

Having two Velux windows and radiator.

SHOWER ROOM

Having Velux window, chrome heated towel rail, part tiled walls and tiled floor. Fitted with a suite comprising: fully tiled shower enclosure with mixer shower fitting, close coupled WC and hand basin.





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EXTERIOR

To the front of the property there is a gravelled area which provides off-road parking.

STORE

3.53m x 1.28m (11.6ft x 4.2ft)

With up-and-over door.

Gated access to the:

REAR GARDEN

Being enclosed by timber fencing and laid to lawn with a paved patio and garden shed.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler served by radiators and the property is double glazed. The current council tax is band C.

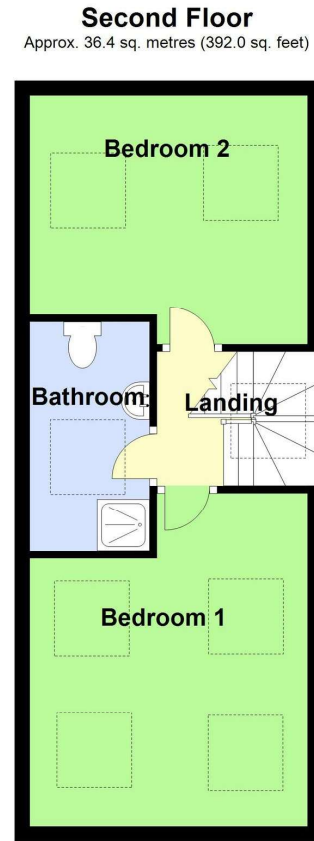
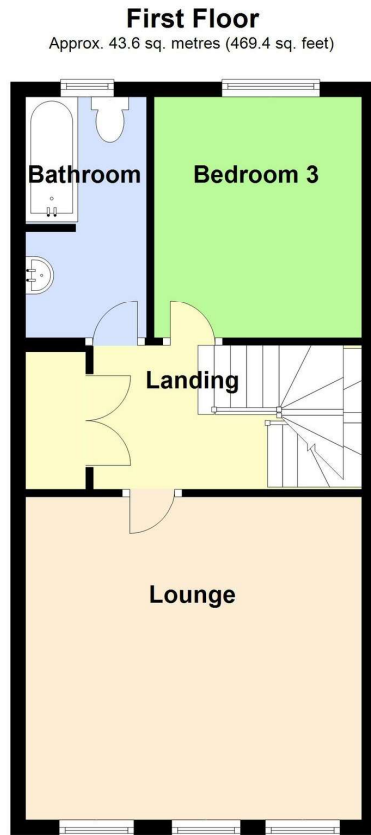
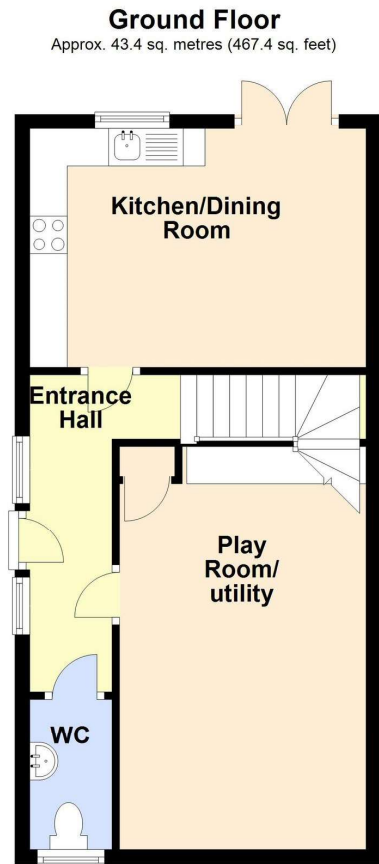
VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

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Floorplan



Total area: approx. 123.4 sq. metres (1328.8 sq. feet)



AGENT'S NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

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