



31 Spayne Road, Boston, PE21 6JP



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Freehold

£189,950



Key Features

- Semi-detached house
- Three bedrooms
- Lounge & garden/dining room
- Re-fitted kitchen
- Re-fitted bathroom
- Off-road parking & garage
- Enclosed rear garden
- EPC rating F





A semi-detached house within walking distance to Boston town centre. Recently updated to provide well presented accommodation comprising: side entrance hall, re-fitted kitchen, re-fitted bathroom, lounge and garden/dining room to ground floor. Three bedrooms to first floor. Outside the property has off-road parking, a garage and an enclosed rear garden. The property benefits from gas central heating and double glazing.

ACCOMMODATION

uPVC side entrance door through to the:

ENTRANCE HALL

Having laminate flooring and staircase rising to first floor.

KITCHEN

4.05m x 3.25m (13'4" x 10'8")

Having window to front elevation and laminate flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl composite sink with drainer & mixer tap inset to work surface, cupboards, space & plumbing for automatic washing machine & dishwasher under, cupboards over. Work surface return with inset electric hob, integrated electric oven & drawers under, cupboards & cooker hood over. Further work surface return with cupboards under, cupboards over and space for upright fridge/freezer to one side.

BATHROOM

Having window to side elevation, chrome heated towel rail, tiled floor and tiled walls. Fitted with a suite comprising: panelled bath with mixer shower fitting & anti-splash screen over, WC with concealed cistern and hand basin with drawers under.

LOUNGE

5.25m x 3.35m (17'2" x 11'0")

Having coved ceiling, radiator, laminate flooring, wall light points and feature wall with inset contemporary style electric fire and recess for television. French doors with full height windows to either side through to the:

GARDEN/DINING ROOM

4.30m x 2.90m (14'1" x 9'6")

Having windows to both sides & rear elevations, french doors to rear elevation & garden and laminate flooring.



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FIRST FLOOR LANDING

Having window to rear elevation, radiator and laminate flooring.

BEDROOM ONE

4.26m x 3.36m (14'0" x 11'0")

Having window to rear elevation and radiator.

BEDROOM TWO

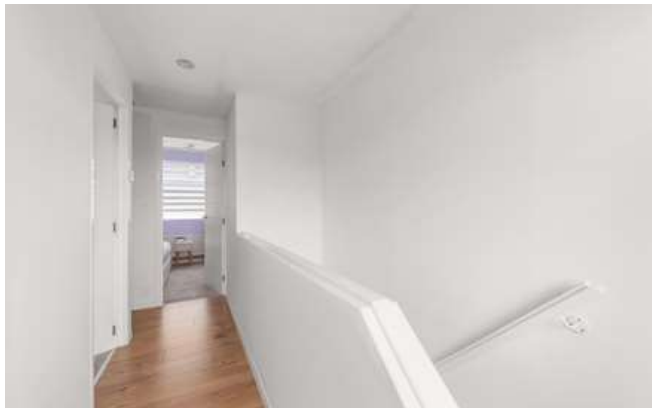
3.35m x 3.20m (11'0" x 10'6")

Having window to front elevation, radiator and built-in wardrobe.

BEDROOM THREE

2.72m x 2.34m (8'11" x 7'8")

Having window to front elevation, radiator and built-in cupboard.



EXTERIOR

To the front of the property there is a low maintenance paved garden. A driveway provides off-road parking and extends down the side of the property to the:

GARAGE

Having double doors to front and two windows to the side.

REAR GARDEN

Being enclosed and laid to lawn with borders, paved footpaths and a summerhouse. There is also a store to the side of the property.

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 B.

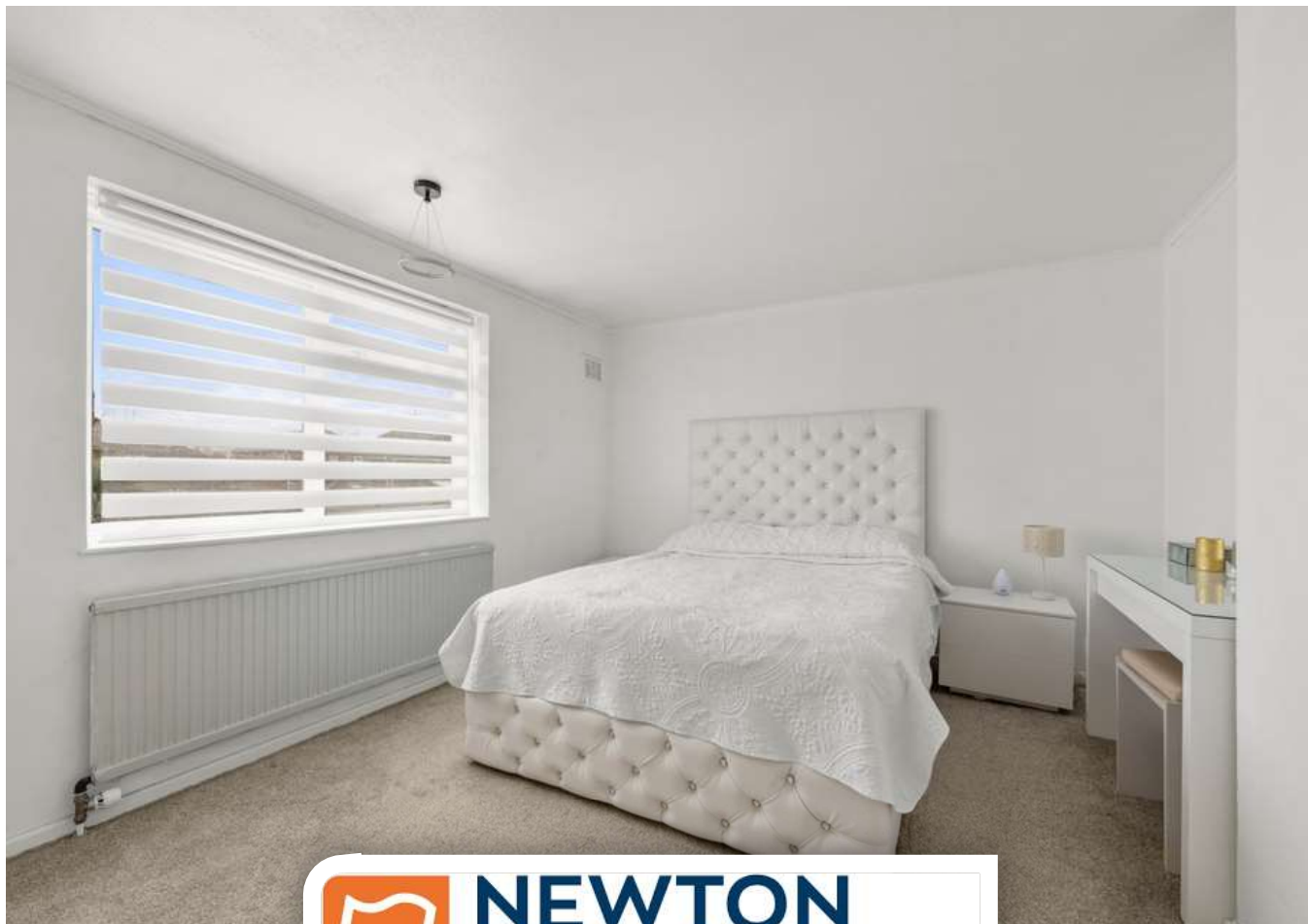
VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

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.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

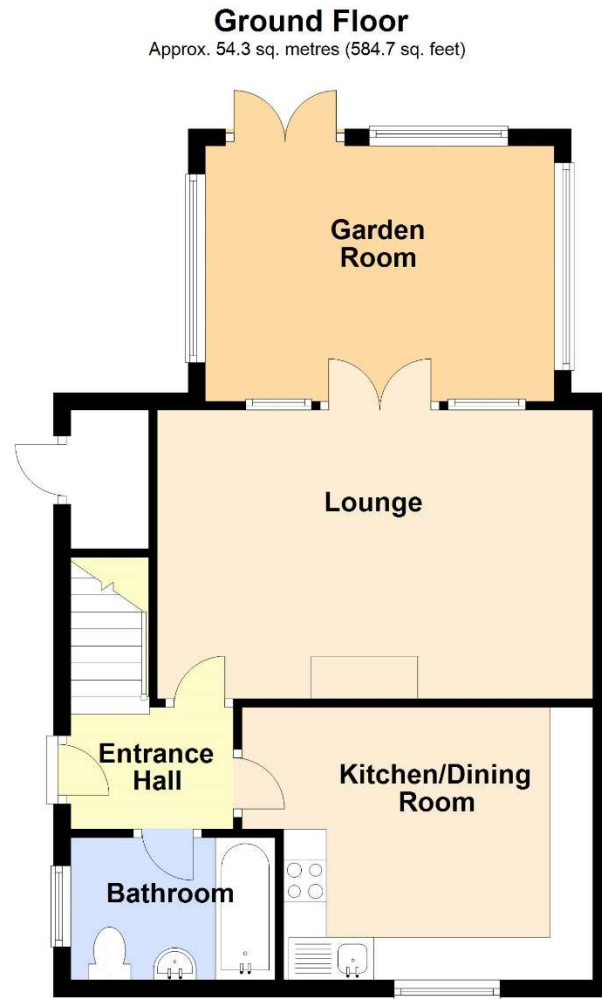




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Floorplan



Total area: approx. 95.8 sq. metres (1031.2 sq. feet)



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