



22 Taylor Close, Fishtoft, Boston, PE21 0NL



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Freehold

£155,000



## Key Features

- Semi-detached house
- Two bedrooms
- Lounge & dining kitchen
- Bathroom
- Off-road parking
- Enclosed rear garden
- EPC rating C





A semi-detached house in a popular village location. Having well presented accommodation comprising: entrance hall, lounge and kitchen/diner to ground floor. Two bedrooms and bathroom to first floor. Outside the property has a front garden, off-road parking and enclosed rear garden. The property benefits from gas central heating and double glazing.

#### ACCOMMODATION

Part glazed front entrance door through to the:

#### ENTRANCE HALL

Having radiator, telephone connection point and staircase rising to first floor.

#### LOUNGE

4.83m x 3.86m (15'10" x 12'8")

Having sealed unit double glazed uPVC bay window to front elevation, coved & textured ceiling, radiator, television aerial connection point, telephone connection points and electric fire inset to surround.

#### DINING KITCHEN

3.86m x 2.82m (12'8" x 9'4")

Having sealed unit double glazed uPVC window and part glazed uPVC door to rear elevation & garden, textured ceiling, radiator and Karndean flooring. Fitted with a range of base & wall units with wood block effect work surfaces, complimentary upstands and tiled splashbacks comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboards, drawer, space & plumbing for automatic washing machine under. Work surface return with inset gas hob, integrated electric oven, cupboards & drawers under, cupboards, stainless steel cooker hood and cupboard housing gas fired combination boiler providing for both domestic hot water and heating over. Further work surface return with cupboard under, cupboard over, tall larder style unit to one side. Space for upright fridge/freezer.

#### FIRST FLOOR LANDING

Having access to roof space.

#### BEDROOM ONE

3.89m x 2.57m (12'10" x 8'5")

Having sealed unit double glazed uPVC window to rear elevation, textured ceiling, radiator, television aerial connection point and built-in wardrobes.

#### BEDROOM TWO

2.84m x 2.57m (9'4" x 8'5")

Having sealed unit double glazed uPVC window to front elevation, textured ceiling, radiator, television aerial connection point and built-in cupboard.

#### BATHROOM

Having sealed unit double glazed uPVC window to side elevation, textured ceiling, chrome heated towel rail, extractor fan, tiled splashbacks and wood effect vinyl flooring. Fitted with a suite comprising: panelled bath with electric shower fitting and anti-splash screen over, close coupled WC and pedestal wash hand basin.

## EXTERIOR

To the front of the property there is a gravelled garden with a paved footpath leading to the front entrance door. The property also has off-road parking.

## REAR GARDEN

Being enclosed with side access, gravelled for ease of maintenance with paved patio areas.

## SERVICES

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

## 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.

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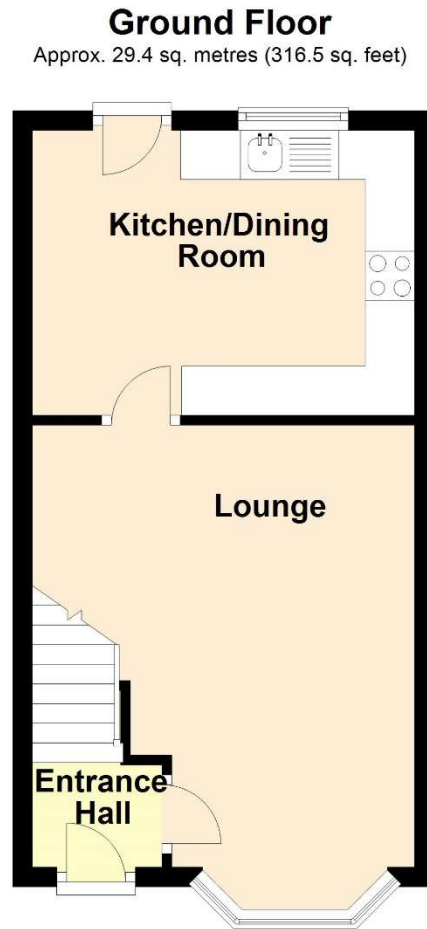




 **NEWTON  
FALLOWELL**



# Floorplan



**First Floor**  
Approx. 29.2 sq. metres (314.0 sq. feet)



Total area: approx. 58.6 sq. metres (630.4 sq. feet)



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