



Station Road, Swineshead, Boston





Freehold

£150,000



## Key Features

- Mid-terrace house
- Two bedrooms
- Kitchen & lounge/diner
- Cloakroom & bathroom
- Allocated parking space
- Enclosed rear garden
- EPC rating C





A modern mid-terrace house in the popular village of Swineshead with an open view to the front. Having well presented accommodation comprising: kitchen, cloakroom and lounge/diner to ground floor. Two bedrooms and bathroom to first floor. Outside the property has an allocated parking space and an enclosed rear garden. The property benefits from gas central heating and double glazing.

### ACCOMMODATION

Part glazed front entrance door with canopy over through to the:



### KITCHEN

3.94m x 2.99m (12'11" x 9'10")

Having window to front elevation, radiator and tiled floor. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboards, space & plumbing for automatic washing machine under. Work surface return with space for electric cooker, cupboards & drawers under, cupboards, cooker hood and gas fired boiler providing for both domestic hot water & heating over, space for upright fridge/freezer to one side. Opening to the lounge and door to the:

### CLOAKROOM

Having radiator, tiled floor, close coupled WC and wall mounted hand basin.



### LOUNGE/DINER

5.16m x 3.95m (16'11" x 13'0")

Having french doors with windows to either side to rear elevation & garden, two radiators, wood effect flooring, staircase rising to first floor and television aerial connection point.







## FIRST FLOOR LANDING

Having smoke alarm.

## BEDROOM ONE

4.06m x 3.23m (13'4" x 10'7")

Having two windows to front elevation and radiator.

## BEDROOM TWO

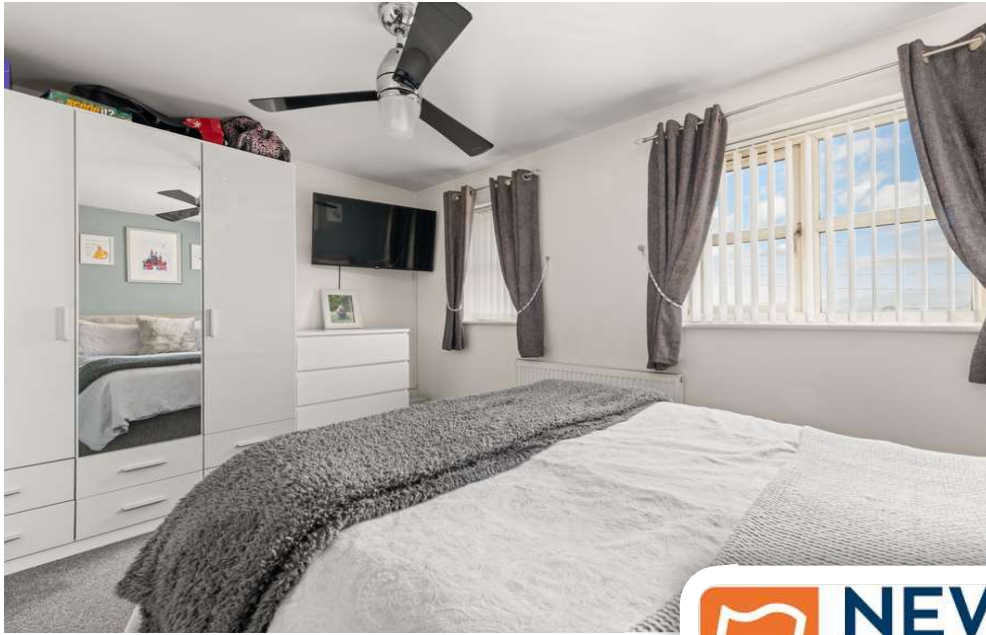
3.94m x 2.37m (12'11" x 7'10")

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

## BATHROOM

Having radiator, tiled splashbacks, heated towel rail, extractor, panelled bath with mixer tap, shower attachment & anti-splash screen over, close coupled WC and pedestal hand basin.





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## EXTERIOR

To the front of the property there is an allocated parking space.

## REAR GARDEN

Being enclosed with a rear access gate and laid to lawn with a decked area.

## 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.

## VIEWING

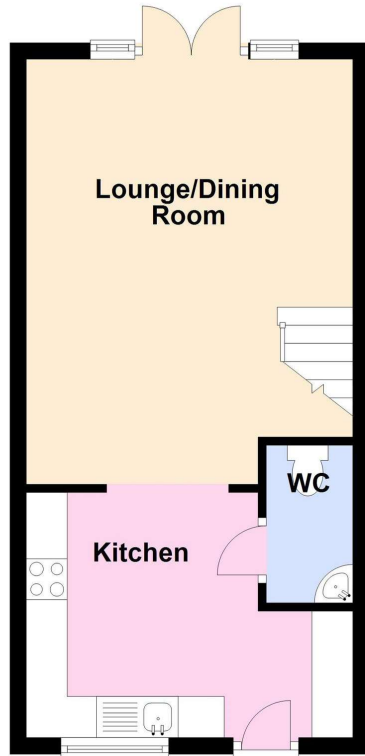
By appointment with Newton Fallowell - telephone 01205 353100.



# Floorplan

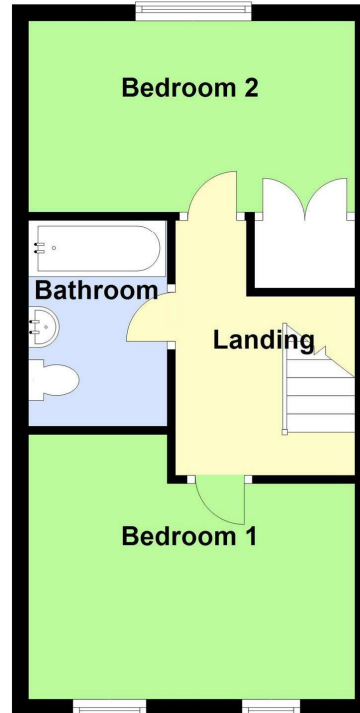
## Ground Floor

Approx. 33.2 sq. metres (357.8 sq. feet)



## First Floor

Approx. 33.2 sq. metres (357.8 sq. feet)



Total area: approx. 66.5 sq. metres (715.6 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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*View to Front*



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