



1b Old Post Office, East Heckington, Boston, PE20 3QB



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Freehold

£175,000



Key Features

- Semi-detached house
- Three bedrooms
- Lounge/diner & kitchen
- Cloakroom, en-suite & bathroom
- Driveway & garage
- Enclosed rear garden
- EPC rating C





A semi-detached house in a village location and convenient for the A17. Having accommodation comprising: entrance hall, cloakroom, lounge and kitchen to ground floor. Master bedroom with en-suite, two further bedrooms and bathroom to first floor. Outside the property has a driveway providing off-road parking, a garage and an enclosed rear garden. The property benefits from oil fired central heating and double glazing.

ACCOMMODATION

Part glazed uPVC front entrance door through to the:

ENTRANCE HALL

Having coved ceiling, radiator, smoke alarm and staircase rising to first floor.

CLOAKROOM

Having window to front elevation, coved ceiling, radiator, close coupled WC and pedestal hand basin.

LOUNGE/DINER

5.78m x 3.25m (19'0" x 10'8")

(bay in addition) Having bay window to front elevation, coved ceiling and radiator.

KITCHEN

4.54m x 2.57m (14'11" x 8'5")

Having window & part glazed uPVC door to rear elevation, coved ceiling with inset ceiling spotlights, radiator, understairs storage cupboard and oil fired boiler providing for both domestic hot water & heating. 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, integrated dishwasher, cupboards, drawers, space & plumbing for automatic washing machine under. Work surface return with inset electric hob, integrated electric oven, cupboards & drawers under, cupboards & stainless steel cooker hood over. Further work surface return with cupboards, drawers & integrated fridge under, cupboards over.

 **NEWTON FALLOWELL**





FIRST FLOOR LANDING

Having window to rear elevation, coved ceiling, radiator, access to roof space and built-in airing cupboard with shelving.

MASTER BEDROOM

4.74m x 3.26m (15'7" x 10'8")

(max) Having window to front elevation, french doors to Juliette balcony to front elevation, coved ceiling, radiator and television aerial connection point.

EN-SUITE

Having window to front elevation, coved ceiling with inset ceiling spotlights, radiator, extractor, fully tiled shower enclosure with electric shower fitting, close coupled WC and hand basin inset to vanity unit with drawer & shelf under.



BEDROOM TWO

4.32m x 2.70m (14'2" x 8'11")

Having window to rear elevation, coved ceiling and radiator.

BEDROOM THREE

2.40m x 2.12m (7'11" x 7'0")

Having window to rear elevation, coved ceiling and radiator.

BATHROOM

Having window to side elevation, coved ceiling with inset ceiling spotlights, radiator, tile effect flooring, extractor and tiled splashbacks. Fitted with a suite comprising: panelled bath, fully tiled shower enclosure with electric shower fitting, close coupled WC and pedestal hand basin.



EXTERIOR

To the front of the property there is a driveway which provides ample off-road parking leading to the:

GARAGE

Having up-and-over door, light and power.

REAR GARDEN

Being enclosed and majority laid to lawn with a paved footpath and oil storage tank.

SERVICES

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

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

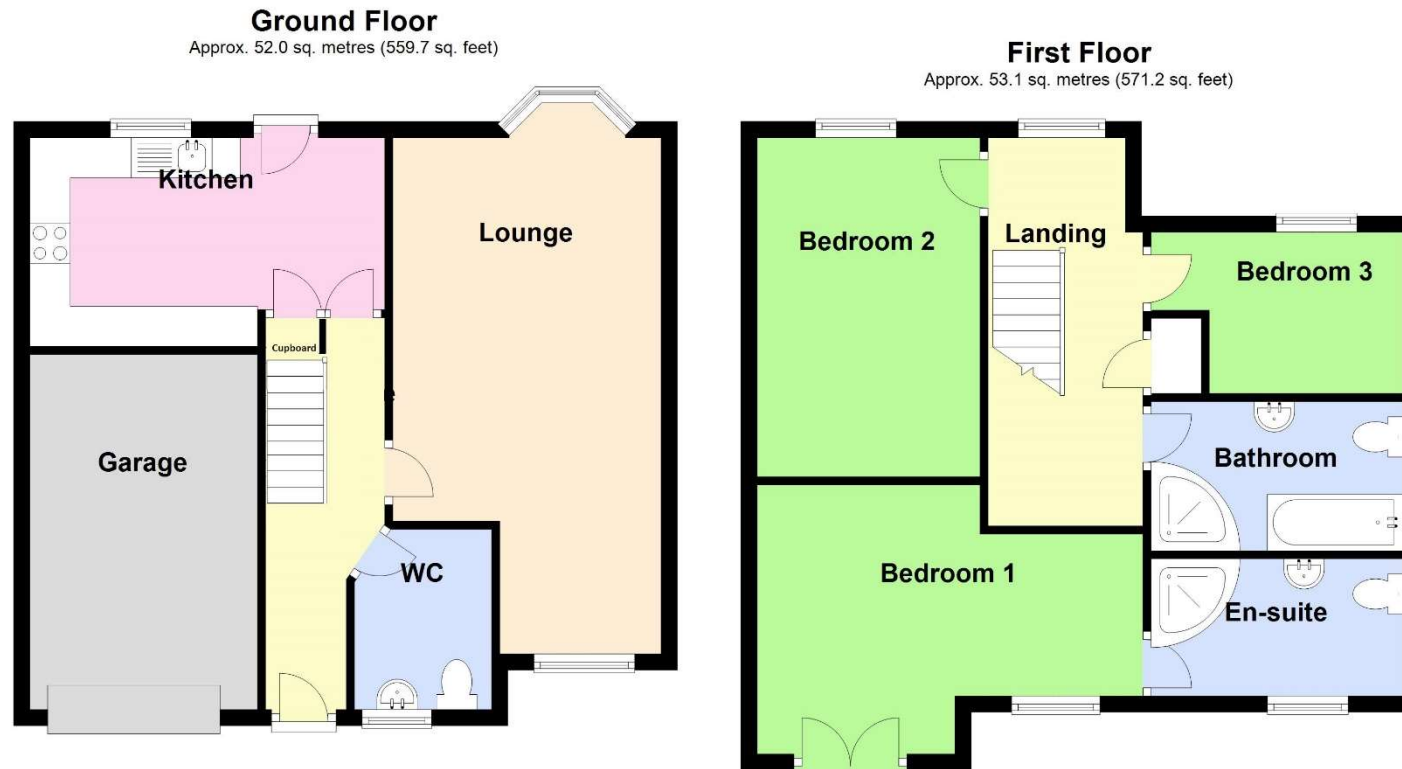
AGENT'S NOTES

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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Floorplan



Total area: approx. 105.1 sq. metres (1130.9 sq. feet)



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