



7 Station Cottages, Main Road, Langrick, Boston, PE22 7AH



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Freehold

£125,000



Key Features

- End terrace house
- Two bedrooms
- Dining room & sitting room
- Kitchen & bathroom
- Two parking spaces
- Enclosed courtyard
- EPC rating E





An end terrace house in a village location with open fields to the rear. Having accommodation comprising: entrance hall, dining room, sitting room and kitchen to ground floor. Two bedrooms and bathroom to first floor. Outside the property has a small front garden, two parking spaces and a rear courtyard. The property benefits from oil fired central heating and double glazing.

ACCOMMODATION

Part glazed uPVC front entrance door through to the:

REAR ENTRANCE PORCH

Having windows to front & side elevations and glazed uPVC door to the rear courtyard.

ENTRANCE HALL

Having smoke alarm and staircase rising to first floor.

FIRST FLOOR LANDING

Having smoke alarm and access to roof space.



DINING ROOM

3.43m x 3.10m (11'4" x 10'2")

Having window to front elevation, coved ceiling with moulded ceiling rose, radiator, telephone connection point, storage to one alcove and tiled fireplace.

BEDROOM ONE

3.72m x 3.08m (12'2" x 10'1")

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

SITTING ROOM

3.67m x 3.66m (12'0" x 12'0")

Having window to rear elevation, moulded ceiling rose, radiator, original quarry tiled floor, walk-in pantry with window to rear elevation, understairs storage cupboard and brick built fireplace with tiled hearth.

BEDROOM TWO

3.57m x 2.49m (11'8" x 8'2")

(max) Having window to rear elevation, radiator and built-in storage cupboard.



KITCHEN

5.47m x 1.48m (17'11" x 4'11")

Having two windows to side elevation, radiator, tiled floor, oil fired boiler (new 2023) providing for both domestic hot water & heating. Work surface with cupboards & drawer under, further work surface with inset stainless steel sink & drainer with mixer tap & inset electric hob, integrated electric oven, cupboards and space & plumbing for automatic washing machine under.

BATHROOM

Having window to side elevation, radiator, airing cupboard with shelving, panelled bath with mixer shower fitting over, low level WC and pedestal hand basin.



EXTERIOR

To the front of the property there are two parking spaces and a small enclosed lawn with borders.

REAR COURTYARD

To the rear of the property there is an enclosed courtyard with side access, oil storage tank and garden shed. (two of the neighbours have rear access to take their bins out)

SERVICES

The property has mains electricity and water connected. Drainage is to a shared sewage tank (We are advised that the tank is emptied every year at a cost of approximately £20). Heating is via an oil fired boiler serving radiators and the property is double glazed. The current council tax is band A. We are advised that the property had new uPVC windows, doors, guttering & fascias in 2023

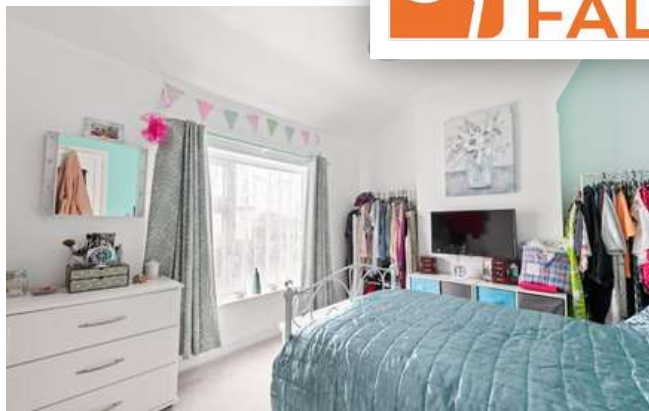
VIEWING

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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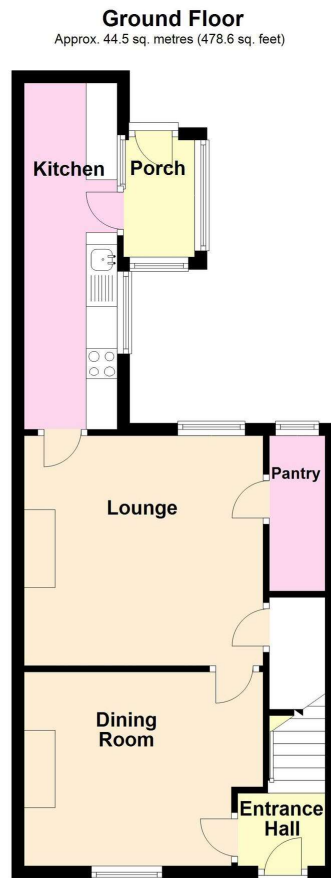




 **NEWTON
FALLOWELL**



Floorplan



Total area: approx. 77.5 sq. metres (834.1 sq. feet)



View to Rear



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