



15 Rider Gardens, Fishtoft, Boston, PE21 0BL



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Freehold

£215,000



Key Features

- Semi-detached house
- Three bedrooms
- Lounge & dining/sitting room
- Breakfast kitchen
- Cloakroom, en-suite & bathroom
- Off-road parking to front
- Enclosed rear garden
- EPC rating C





A semi-detached house in a popular residential location on the outskirts of town. Having well presented accommodation comprising: entrance hall, cloakroom, lounge, breakfast kitchen and dining/sitting room to ground floor. Master bedroom with en-suite, two further bedrooms and family bathroom to first floor. Outside the property has off-road parking to the front and an enclosed garden to the rear. The property benefits from gas central heating and double glazing.

ACCOMMODATION

Part glazed uPVC front entrance door through to the:

ENTRANCE HALL

Having coved ceiling, radiator, wood effect flooring and staircase rising to first floor.

CLOAKROOM

1.44m x 0.84m (4'8" x 2'10")

Having window to side elevation, coved ceiling, radiator, close coupled WC and wall mounted hand basin with tiled splashback.

LOUNGE

4.46m x 3.26m (14'7" x 10'8")

Having window to front elevation, coved ceiling, radiator, wall light points, television aerial connection point and fireplace with electric fire.

BREAKFAST KITCHEN

5.40m x 3.28m (17'8" x 10'10")

Having window & french doors to rear elevation, coved ceiling, radiator and tile effect flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards under, cupboards over. Work surface return with inset gas hob, integrated electric oven, cupboard & drawers under, cupboards & stainless steel cooker hood over, tall unit to side. Island unit with cupboards under and breakfast bar to one side.

DINING/SITTING ROOM

5.03m x 2.79m (16'6" x 9'2")

Having french doors to rear elevation, full height window to side elevation, window to front elevation, inset ceiling spotlights, radiator, access to roof space and wood effect flooring.



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FIRST FLOOR LANDING

Having window to side elevation, coved ceiling and built-in airing cupboard.

MASTER BEDROOM

3.74m x 3.44m (12'4" x 11'4")

Having window to front elevation, coved ceiling and radiator.

EN-SUITE

2.65m x 0.90m (8'8" x 3'0")

Having coved ceiling, radiator, fully tiled shower enclosure with mixer shower fitting, close coupled WC and hand basin with cupboard under and tiled splashback over.

BEDROOM TWO

3.08m x 3.02m (10'1" x 9'11")

Having window to rear elevation, coved ceiling and radiator.

BEDROOM THREE

2.35m x 2.31m (7'8" x 7'7")

Having window to front elevation, coved ceiling and radiator.

FAMILY BATHROOM

2.30m x 1.72m (7'6" x 5'7")

Having window to rear elevation, coved ceiling, radiator, tiled splashbacks and shaver point. Fitted with a suite comprising: panelled bath with mixer tap, shower attachment and anti-splash screen over, close coupled WC and pedestal hand basin.





EXTERIOR

To the front of the property there is a small lawned garden with a paved footpath leading to the front entrance door. A gravelled driveway provides off-road parking and there is gated access to the:

REAR GARDEN

Being enclosed and laid to lawn with borders and having paved patios & footpaths, garden shed and summerhouse.

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 B.

VIEWING

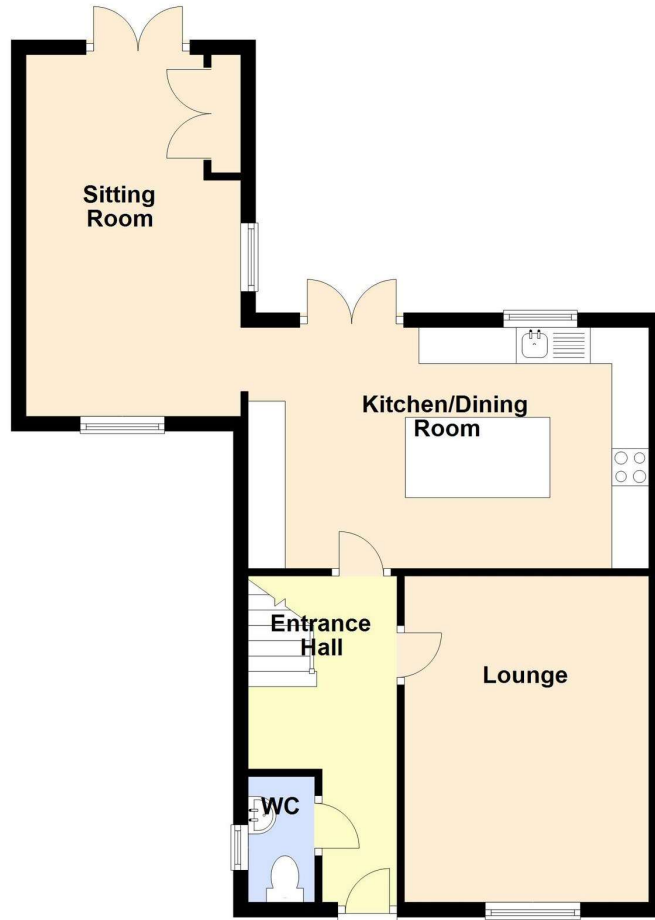
By appointment with Newton Fallowell - telephone 01205 353100.



Floorplan

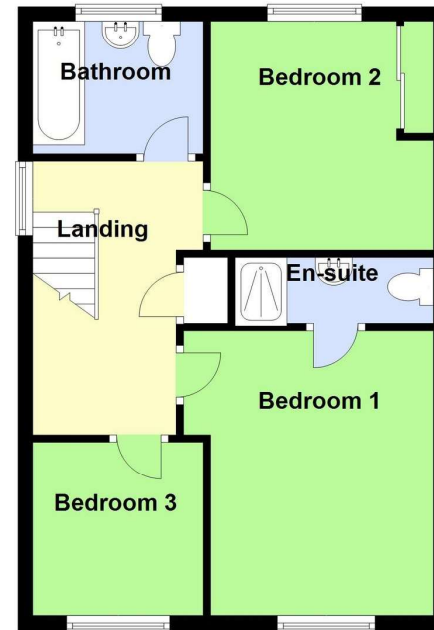
Ground Floor

Approx. 56.4 sq. metres (606.7 sq. feet)



First Floor

Approx. 43.4 sq. metres (467.5 sq. feet)



Total area: approx. 99.8 sq. metres (1074.2 sq. feet)



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AGENT'S NOTES

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