



1 Bladon Estate, Fishtoft, Boston, PE21 0QZ



2



1



1

Leasehold

£115,000



Key Features

- First floor flat
- Two double bedrooms
- Ground floor utility
- Lounge & dining kitchen
- Shower room
- Enclosed garden
- EPC rating D





A first floor flat in a popular residential location in the village of Fishtoft. Having accommodation comprising: ground floor entrance hall with storage and utility room off. Landing, lounge, fitted dining kitchen, two double bedrooms and shower room to first floor. Outside the property has an enclosed garden. The property benefits from gas fired central heating and double glazing.

ACCOMMODATION

Recess with tiled threshold and part glazed uPVC side entrance door with side screen through to the:

ENTRANCE HALL

Having radiator, door to utility with window to side & space for tumble dryer, further store with window to side and staircase rising to first floor.

LANDING

Having window to side elevation, coved ceiling, radiator, access to roof space and built-in cupboard.

LOUNGE

4.50m x 3.23m (14'10" x 10'7")

Having window to front elevation, coved ceiling, radiator, built-in cupboard, television aerial connection point and fireplace with marble back & hearth, inset living flame style gas fire and wooden surround.

DINING KITCHEN

2.97m x 2.64m (9'8" x 8'8")

Having window to rear elevation, coved ceiling, radiator and tiled floor.



Fitted with a range of base & wall units with work surfaces, upstands & tiled splashbacks comprising: composite sink with drainer & mixer tap inset to work surface, cupboard, space & plumbing for automatic washing machine and fridge space under, built-in larder style unit to one side. Work surface return with space for cooker, cupboards and drawers under, cupboards and stainless steel cooker hood over.

BEDROOM ONE

4.42m x 3.18m (14'6" x 10'5")

Having window to front elevation, coved ceiling and radiator.

BEDROOM TWO

3.73m x 2.84m (12'2" x 9'4")

Having window to rear elevation, coved ceiling and radiator.

SHOWER ROOM

Having window to rear elevation, coved ceiling, heated towel rail, tiled walls and tiled floor. Fitted with a suite comprising: shower enclosure with mixer shower fitting, close coupled WC and wall mounted hand basin.



EXTERIOR

The property has a rear garden enclosed by timber fencing, laid to lawn with borders and raised planter, gravelled & paved patio area, crazy paved footpaths and garden shed. There is a car park opposite and garages are available to rent nearby.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler served by 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.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



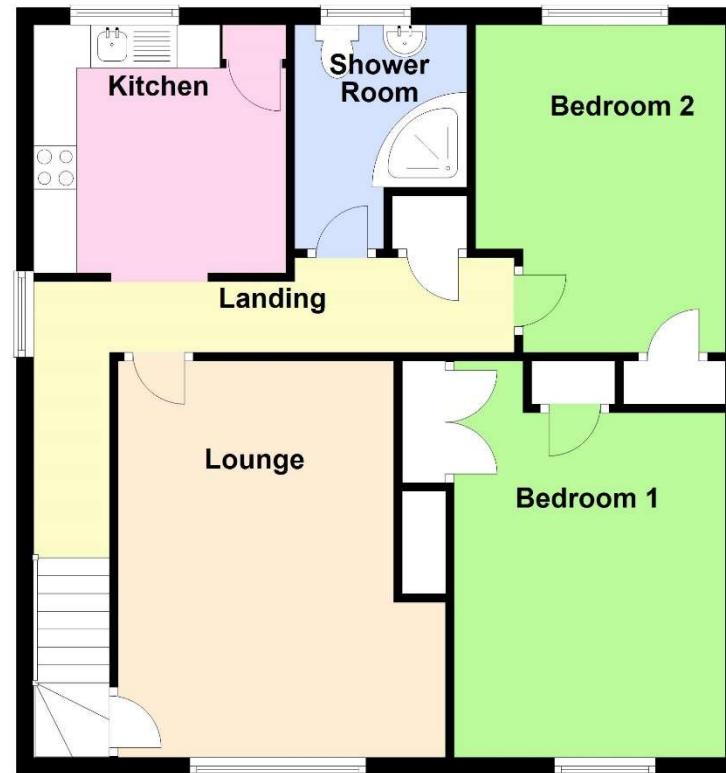


 **NEWTON**
FALLOWELL

Floorplan

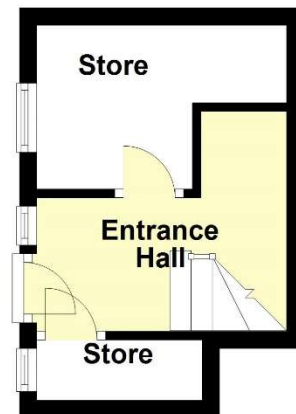
First Floor

Approx. 68.2 sq. metres (734.6 sq. feet)



Ground Floor

Approx. 11.8 sq. metres (127.4 sq. feet)



Total area: approx. 80.1 sq. metres (862.0 sq. feet)



Newton Fallowell Boston (Sales)

01205 353100

boston@newtonfallowell.co.uk