



133 Wellington Road, Boston, PE21 0PA



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Freehold

£150,000



Key Features

- Semi-detached house
- Three bedrooms
- Lounge & garden room
- Dining kitchen & utility
- Wet room & en-suite cloakroom
- Driveway & garage
- Enclosed gardens
- NO CHAIN - EPC rating C





A semi-detached house nicely positioned overlooking a green to the front. Having accommodation comprising: entrance hall, lounge, garden room, utility, side entrance porch, dining kitchen and wet room to ground floor. Bedroom one with en-suite cloakroom and two further bedrooms to first floor. Outside the property has a lawned front garden, a driveway providing off-road parking, garage and side & rear gardens which are paved for ease of maintenance. NO CHAIN

ACCOMMODATION

Part glazed uPVC front entrance door through to the:

ENTRANCE HALL

Having staircase rising to first floor, radiator, smoke alarm and telephone connection point.

LOUNGE

4.99m x 3.45m (16'5" x 11'4")

Having bow window to front elevation, radiator and fireplace with slate hearth, marble back, inset living flame style gas fire and ornamental surround. Sliding doors to the:

GARDEN ROOM

5.63m x 2.39m (18'6" x 7'10")

Having windows & glazed door to rear elevation, radiator and tiled floor.

UTILITY

2.38m x 1.78m (7'10" x 5'10")

Having window overlooking the garden room, tiled floor, wall mounted gas fired combination boiler providing for both domestic hot water & heating, space & plumbing for automatic washing machine.

SIDE ENTRANCE PORCH

Having part glazed uPVC door to side elevation, windows to front & rear elevations and tiled floor.

DINING KITCHEN

3.80m x 3.24m (12'6" x 10'7")

Having window to side elevation, radiator, tiled floor, ceiling fan/light fitting and understairs storage cupboard. 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 & drawers under. Work surface return with space for gas cooker, cupboards & drawer under, cupboards, extractor and open-ended shelving over. Further work surface return with cupboards & drawers under, cupboard, glazed display units & open-ended shelving over.

WET ROOM

Having windows to front & side elevations, radiator, tiled & uPVC clad walls, waterproof flooring with drain, extractor, electric shower fitting, close coupled WC and pedestal hand basin.







FIRST FLOOR LANDING

Having window to rear elevation and access to roof space.

BEDROOM ONE

5.00m x 2.90m (16'5" x 9'6")

Having windows to front & rear elevations, radiator and built-in wardrobes to either side of double bed space.

EN-SUITE CLOAKROOM

Having close coupled WC and wall mounted hand basin.



BEDROOM TWO

3.58m x 2.59m (11'8" x 8'6")

Having window to front elevation and radiator.

BEDROOM THREE

2.78m x 2.36m (9'1" x 7'8")

Having window to rear elevation, radiator, built-in wardrobes & fitted wall units.



EXTERIOR

The property fronts on to a green area and has a driveway off Wellington Road which provides off-road parking and leads to a:

GARAGE

Having double entrance doors.

Gated access to the:

GARDENS

To the front of the property there is an established lawned garden with borders and a footpath leading to the front entrance door. To the side of the property there is a paved patio area with borders. To the rear of the property there is an enclosed garden which is paved for ease of maintenance.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired combination boiler serving radiators and 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.

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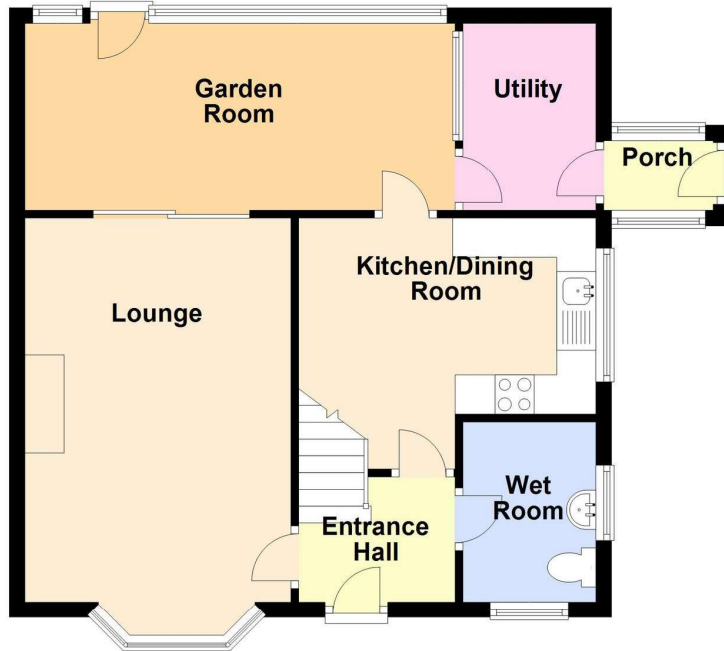
 **NEWTON
FALLOWELL**



Floorplan

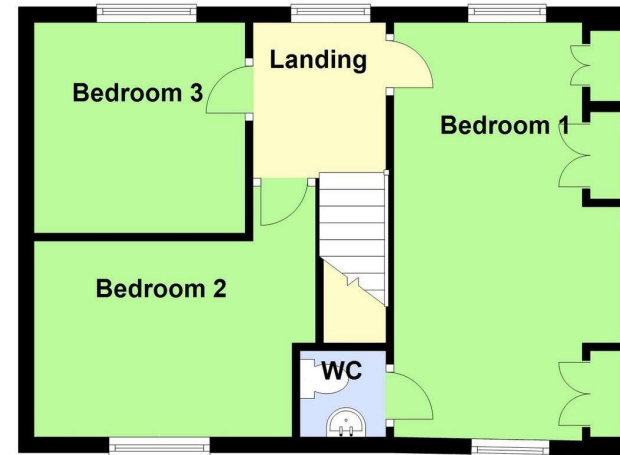
Ground Floor

Approx. 57.0 sq. metres (613.4 sq. feet)



First Floor

Approx. 39.9 sq. metres (429.4 sq. feet)



Total area: approx. 96.9 sq. metres (1042.8 sq. feet)



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