



42 Welland Road, Boston, PE21 7PT



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Freehold

£225,000



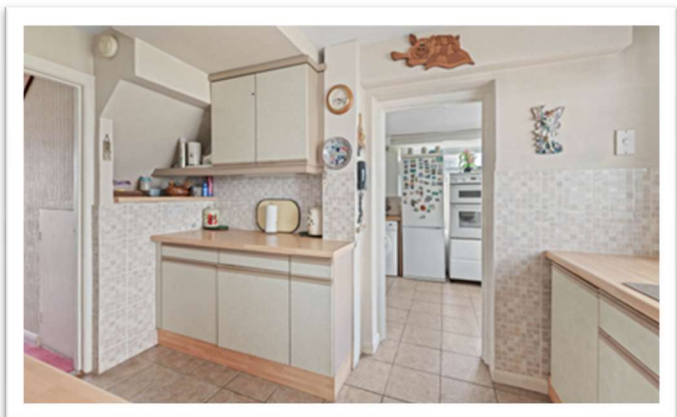
Key Features

- Detached house
- Three bedrooms
- Lounge/diner & kitchen
- Cloakroom & bathroom
- Off-road parking to front
- Enclosed gardens with garden room
- EPC rating D





A detached house on a good sized corner plot in a popular residential location off Sleaford Road. Having accommodation comprising: entrance hall, lounge/diner, kitchen split into two areas and cloakroom to ground floor. Three bedrooms and bathroom to first floor. Outside the property has a driveway providing off-road parking, a garage/store suitable for storage only and enclosed lawned gardens with a garden room. The property benefits from gas central heating and double glazing. NO CHAIN



ACCOMMODATION

Part glazed uPVC front entrance door with side screen through to the:

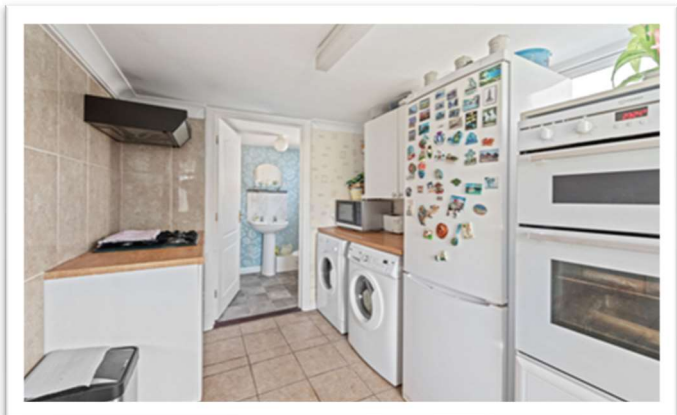
ENTRANCE HALL

Having radiator and staircase rising to first floor.

LOUNGE/DINER

4.50m x 3.28m (14'10" x 10'10")

(bay in addition) Having bay window to side elevation, further window to rear elevation, coved ceiling, two radiators, television aerial connection point and fireplace with stone back & hearth, gas fire and wooden mantle.



KITCHEN

Split into two areas comprising:

AREA ONE

3.36m x 2.29m (11'0" x 7'6")

Having window to rear elevation, tiled floor, work surface with tiled splashback, inset stainless steel sink & drainer, cupboards & space & plumbing for dishwasher under. Further work surface with cupboards & drawers under & cupboards over and further work surface with cupboards under & cupboards over.

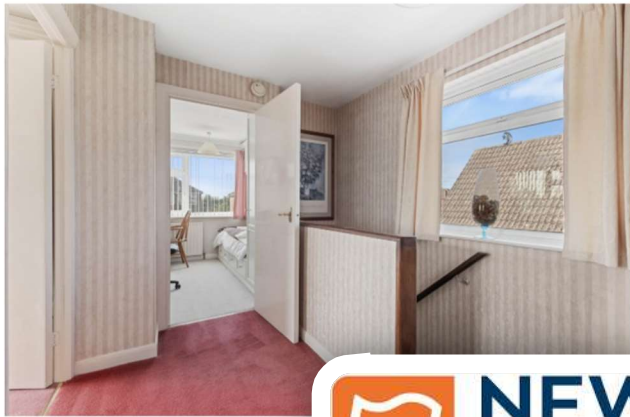
AREA TWO

3.35m x 2.49m (11'0" x 8'2")

Having windows to side & rear elevations, part glazed uPVC door to rear elevation, continuation of tiled floor, work surface with space & plumbing for automatic washing machine & tumble dryer under, cupboards over. Freestanding electric cooker with double oven and further work surface with inset gas hob with cupboard under.

CLOAKROOM

Having window to side elevation, close coupled WC and pedestal hand basin.



FIRST FLOOR LANDING

Having window to side elevation, smoke alarm and access to roof space.

BEDROOM ONE

3.39m x 3.31m (11'1" x 10'11")

Having window to side elevation, radiator and range of fitted wardrobes including bedside cabinets, drawers & dressing table.

BEDROOM TWO

3.33m x 3.29m (10'11" x 10'10")

Having window to side elevation, radiator, airing cupboard housing gas fired combination boiler providing for both domestic hot water & heating and range of fitted wardrobes including drawers & dressing table.

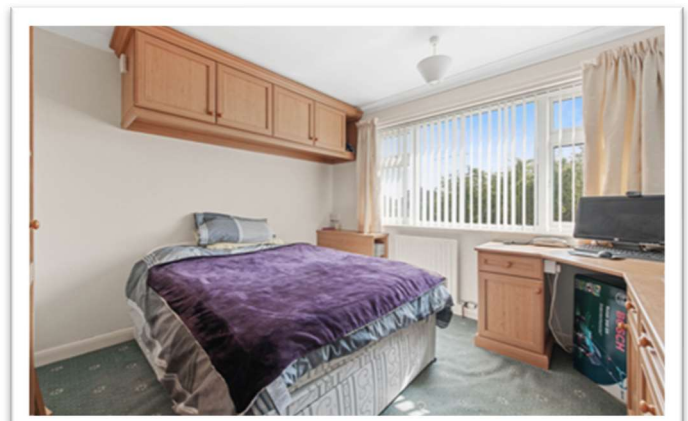
BEDROOM THREE

2.65m x 2.29m (8'8" x 7'6")

Having window to front elevation, radiator and range of fitted cupboards including dressing table and bed.

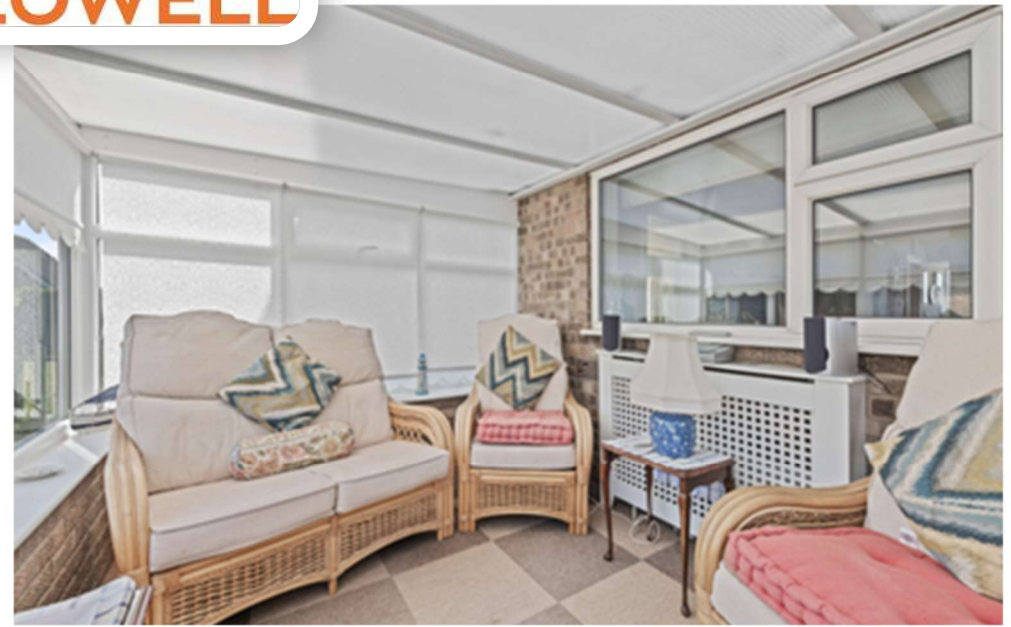
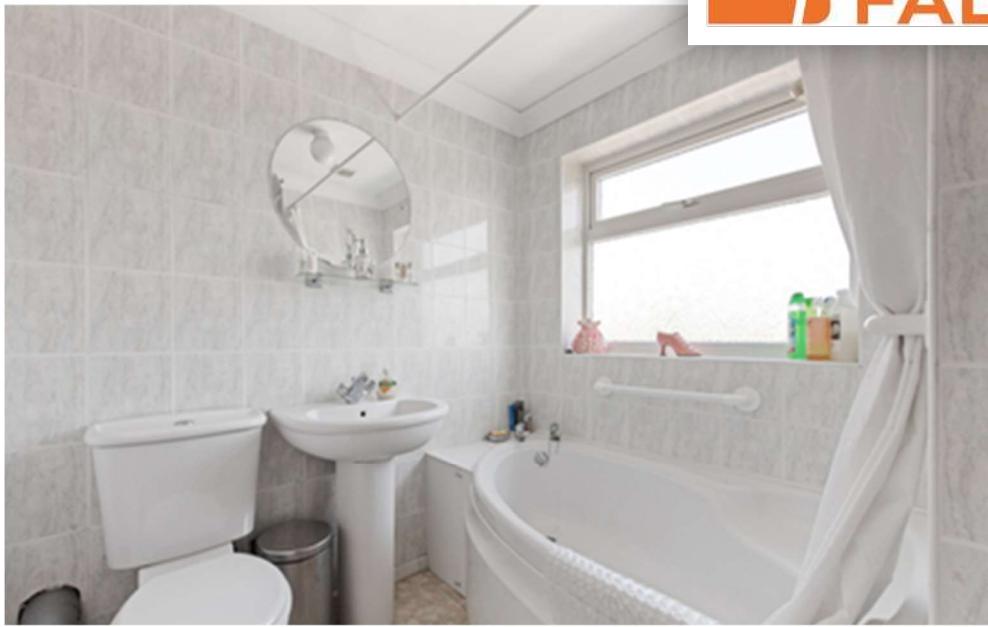
BATHROOM

Having window to rear elevation, radiator, tiled walls and extractor. Fitted with a suite comprising: panelled corner bath with electric shower fitting over, close coupled WC and pedestal hand basin.





 **NEWTON
FALLOWELL**



EXTERIOR

To the front of the property there is a driveway providing off-road parking.

GARAGE/STORE

(not big enough for a car and suitable for storage only)
Having up-and-over door, light & power.

GARDENS

There are enclosed gardens to the side & rear of the property which are majority laid to lawn with four sheds and a greenhouse.

GARDEN ROOM

Of uPVC & brick construction with polycarbonate roof and having sliding doors from the garden.

SERVICES

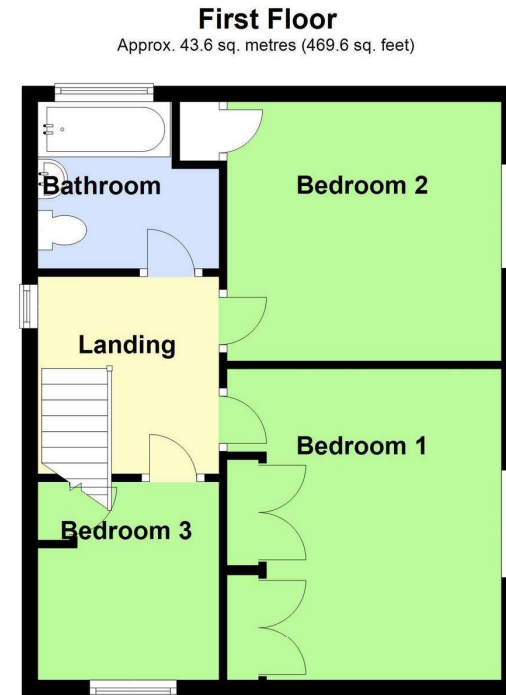
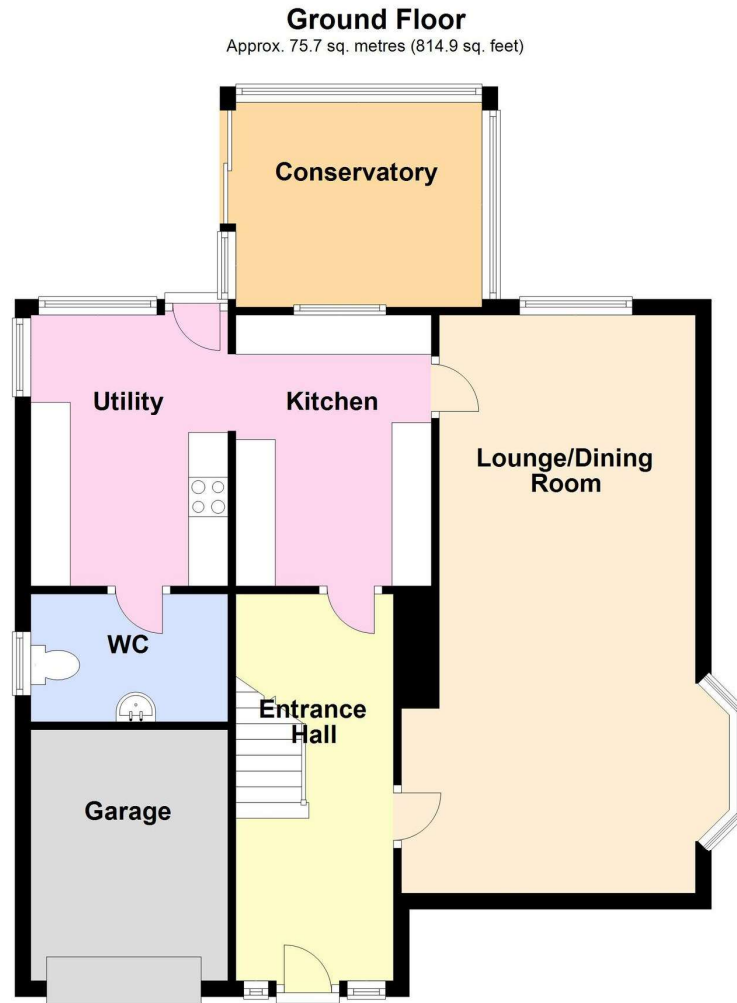
The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired combination boiler serving radiators and the property is double glazed. The current council tax is band C.

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.



Floorplan



Total area: approx. 119.3 sq. metres (1284.5 sq. feet)



Newton Fallowell Boston (Sales)

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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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