



28 Woodthorpe Avenue, Boston, PE21 0LX



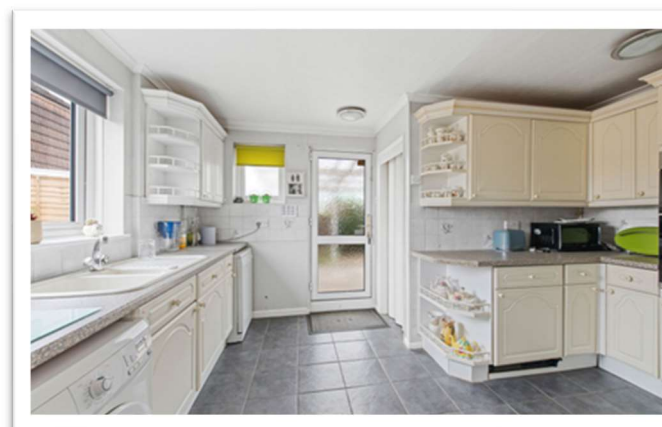
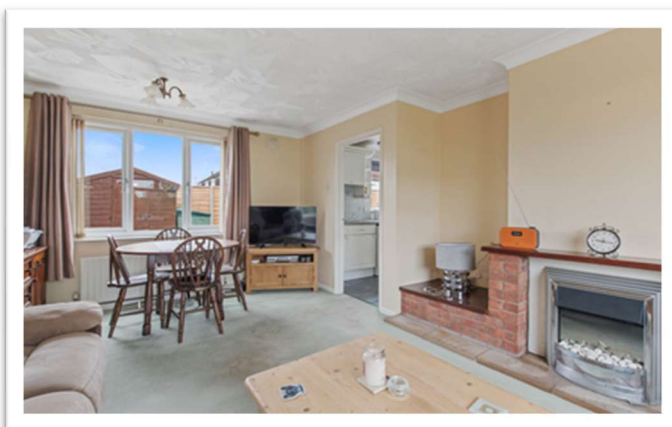
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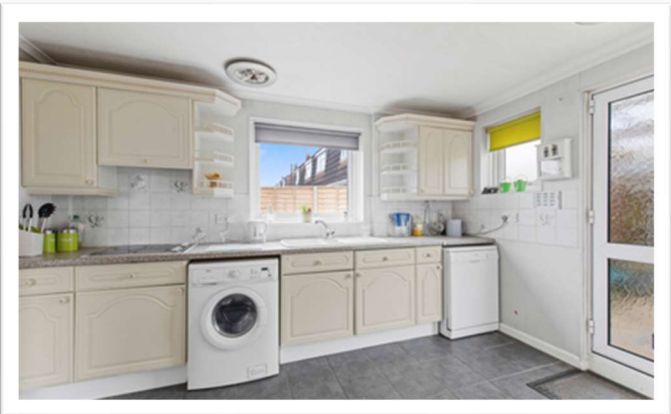
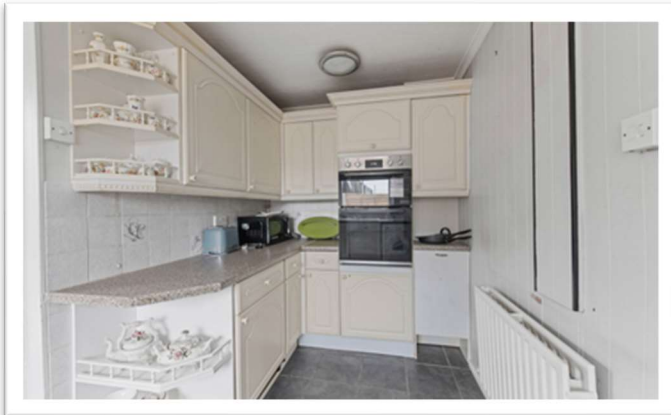
£169,950



## Key Features

- Semi-detached house
- Three bedrooms
- Lounge/diner & kitchen
- Ample off-road parking
- Hardstanding & car port
- Enclosed rear garden
- EPC rating C
- NO CHAIN





A semi-detached house on a corner plot. Having accommodation comprising: entrance hall, lounge/diner and kitchen to ground floor. Three bedrooms and bathroom to first floor. Outside the property has a lawned front garden, a large gravelled driveway with hardstanding & car port and an enclosed rear garden. The property benefits from gas central heating and double glazing. NO CHAIN

#### ACCOMMODATION

Part glazed entrance door with side screen through to the:

#### ENTRANCE HALL

Having radiator and staircase rising to first floor.

#### LOUNGE/DINER

5.80m x 4.11m (19'0" x 13'6")

Having windows to front & rear elevations, coved & textured ceiling, two radiators and brick built fireplace with stone hearth and inset electric fire.

#### KITCHEN

4.18m x 3.78m (13'8" x 12'5")

(max) Having windows to side & rear elevations, part glazed door to side elevation, radiator, tiled floor and understairs storage cupboard with window to side. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl composite sink with drainer & mixer tap and electric hob inset to work surface, cupboards, drawers, space & plumbing for automatic washing machine & dishwasher under, cupboards, concealed cooker hood & open-ended shelving over. Further work surface with cupboards, drawers & open-ended shelving under, cupboards & open-ended shelving over. Work surface return with cupboard & drawer under, cupboards over, tall unit to side housing integrated electric double oven with cupboards under & over.

#### FIRST FLOOR LANDING

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

#### BEDROOM ONE

4.14m x 3.03m (13'7" x 9'11")

Having window to front elevation and radiator.

#### BEDROOM TWO

4.12m x 2.63m (13'6" x 8'7")

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

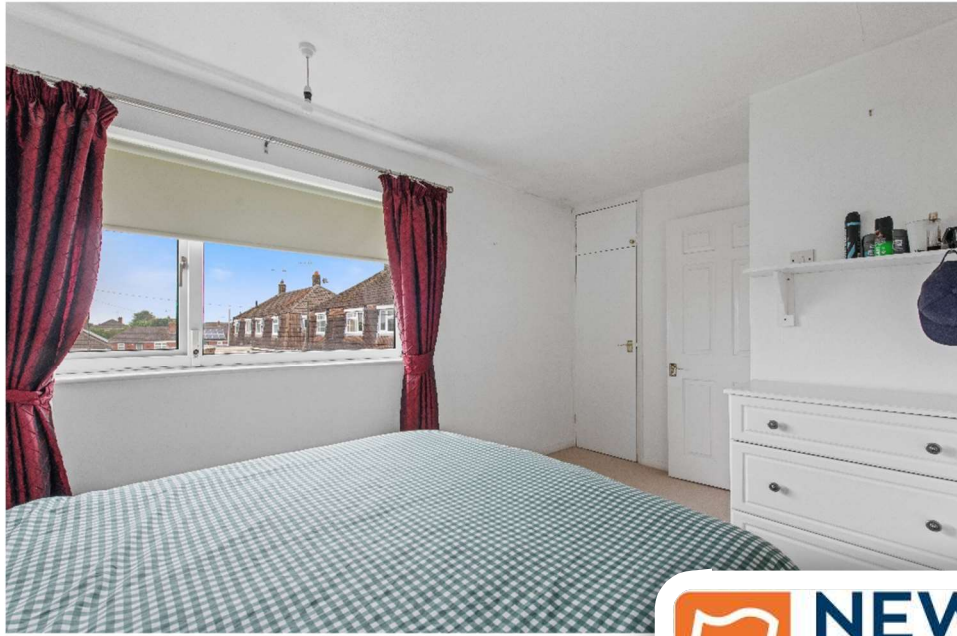
#### BEDROOM THREE

3.06m x 2.07m (10'0" x 6'10")

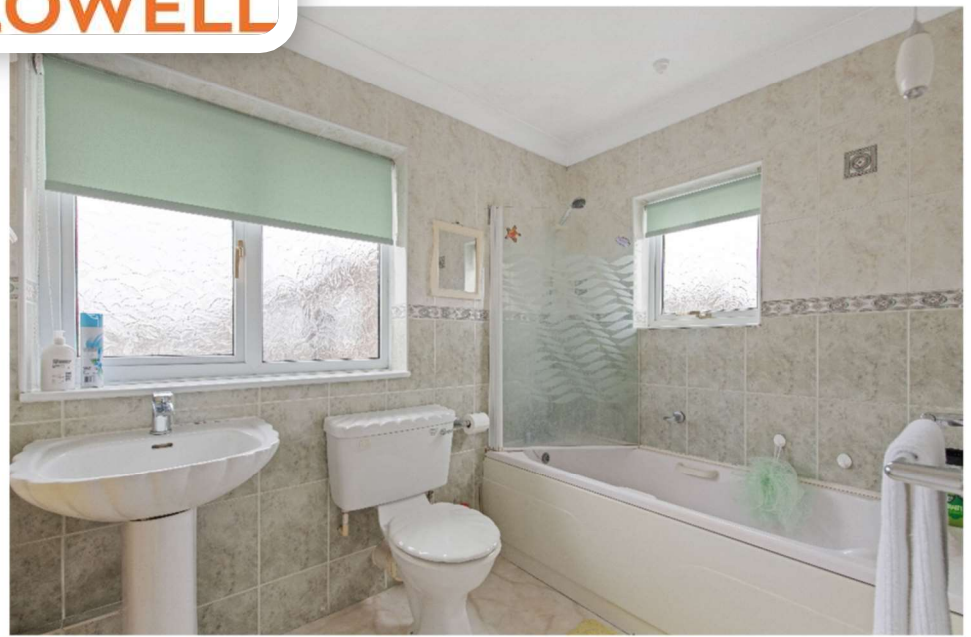
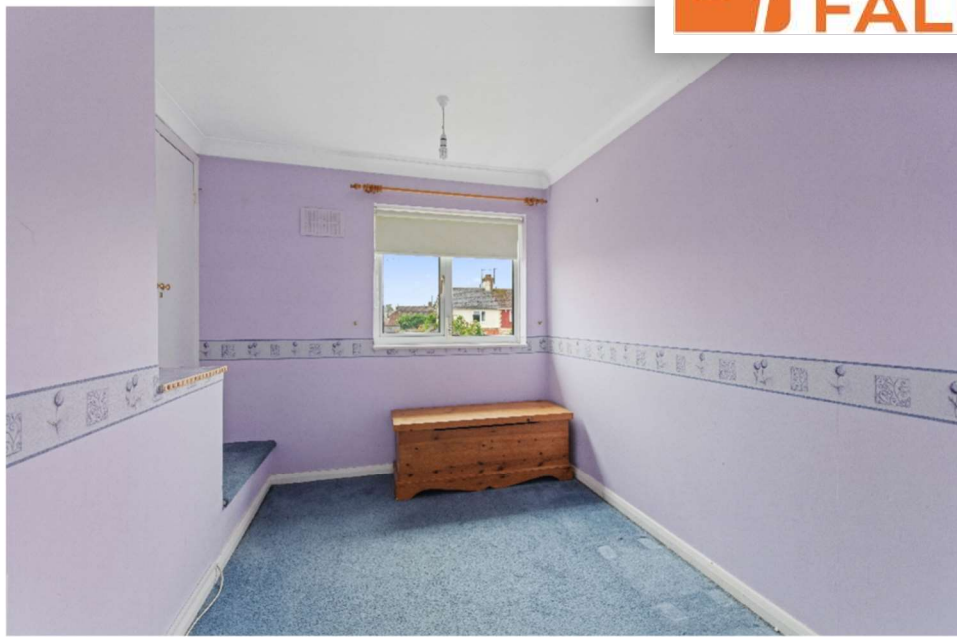
Having window to front elevation, coved ceiling, radiator and built-in double cupboard.

#### BATHROOM

Having windows to side & rear elevations, coved ceiling, radiator, tiled walls and airing cupboard with radiator and gas fired combination boiler providing for both domestic hot water & heating. Fitted with a suite comprising: panelled bath with overhead shower attachment, close coupled WC and pedestal hand basin.



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### EXTERIOR

To the front of the property there is a lawned garden with borders. A large gravelled driveway provides off-road parking and there is concrete hardstanding with a car port over.

### REAR GARDEN

Being fully enclosed with side access. Having a paved patio, garden shed and outside tap.

### 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 A.

### VIEWING

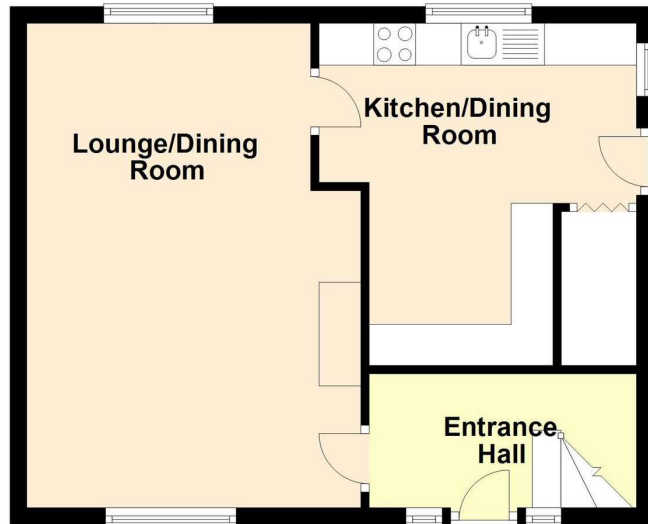
By appointment with Newton Fallowell - telephone 01205 353100.



# Floorplan

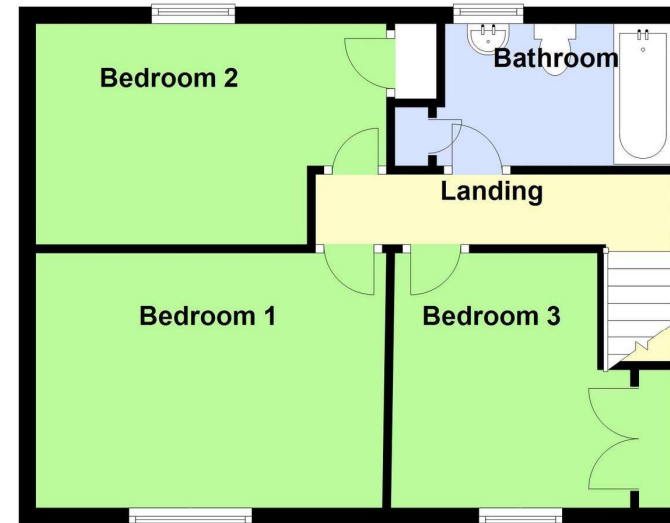
## Ground Floor

Approx. 42.3 sq. metres (455.7 sq. feet)



## First Floor

Approx. 44.2 sq. metres (475.8 sq. feet)



Total area: approx. 86.5 sq. metres (931.5 sq. feet)



Newton Fallowell Boston (Sales)

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### AGENT'S NOTES

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