



28 Woodthorpe Avenue, Boston, PE21 0LX



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Freehold

Offers in excess of £160,000



### 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:

#### FIRST FLOOR LANDING

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

#### ENTRANCE HALL

Having radiator and staircase rising to first floor.

#### BEDROOM ONE

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

Having window to front elevation and radiator.

#### 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.

#### BEDROOM TWO

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

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

#### 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.

#### BEDROOM THREE

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

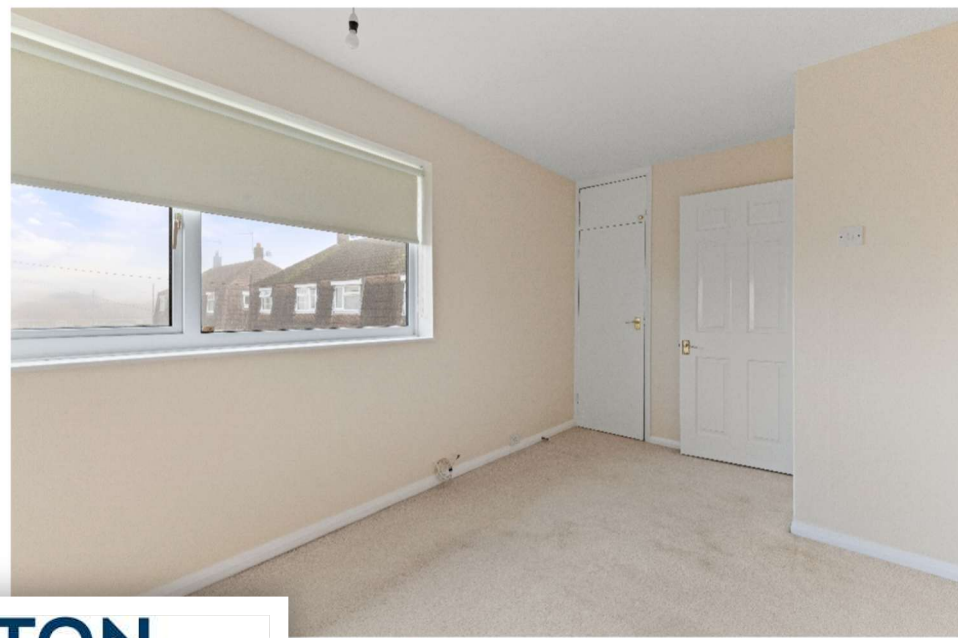
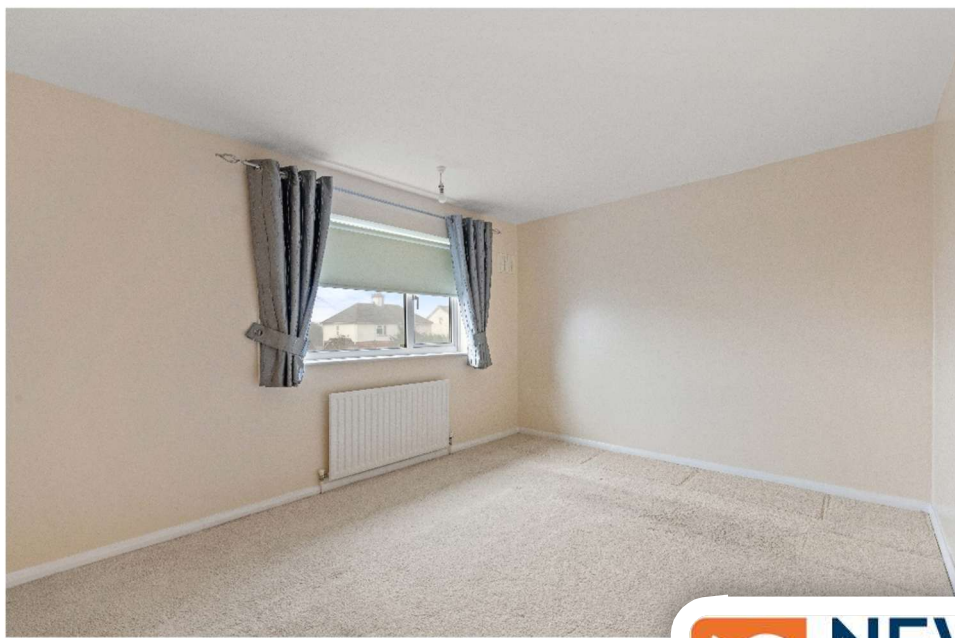
Having window to front elevation, coved ceiling, radiator and built-in double cupboard.

#### BATHROOM

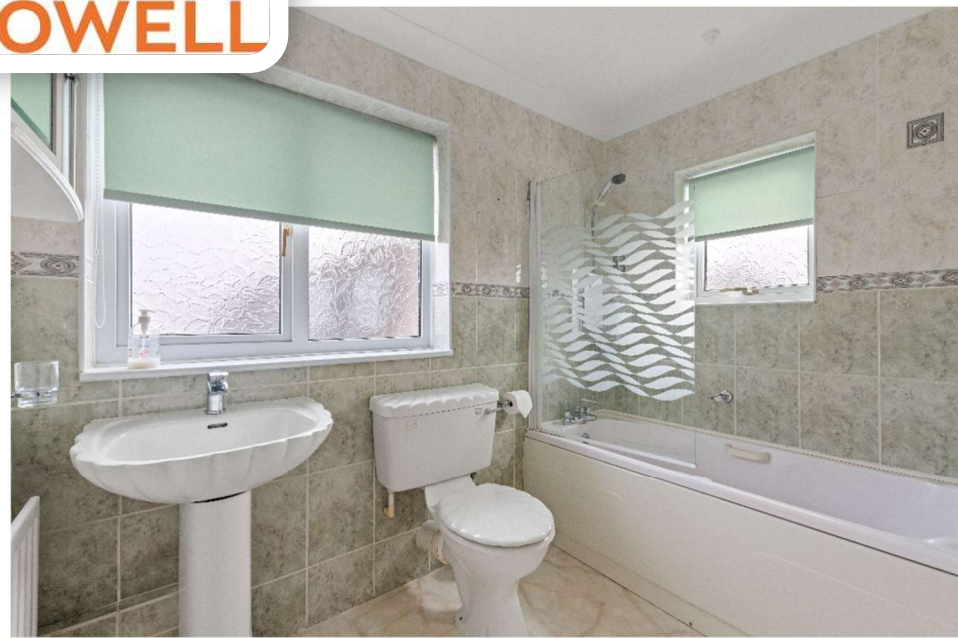
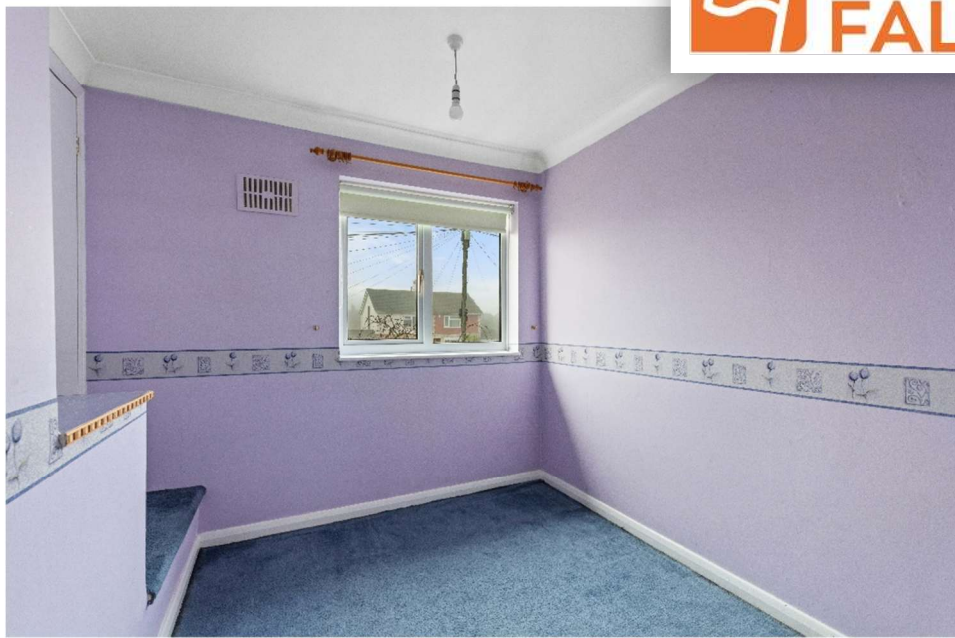
Having windows to side & rear elevations, coved ceiling, radiator, tiled walls and airing cupboard with radiator and gas fired combination boiler providing for both domestic hot water & heating. Fitted with a suite comprising: panelled bath with overhead shower attachment, close coupled WC and pedestal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







 **NEWTON  
FALLOWELL**





### 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

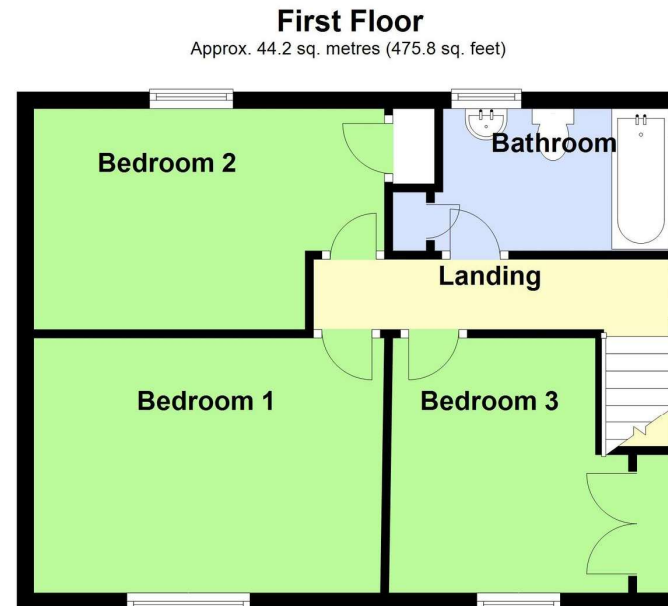
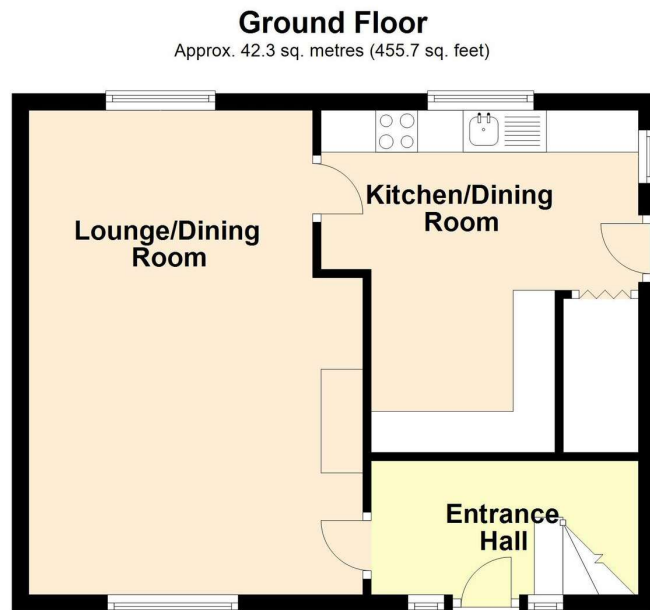
The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired combination boiler serving radiators and the property is double glazed. The current council tax is band A.

### VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.



## Floorplan



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



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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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