



27 Pilgrim Gardens, Fishtoft, Boston, PE21 0DD



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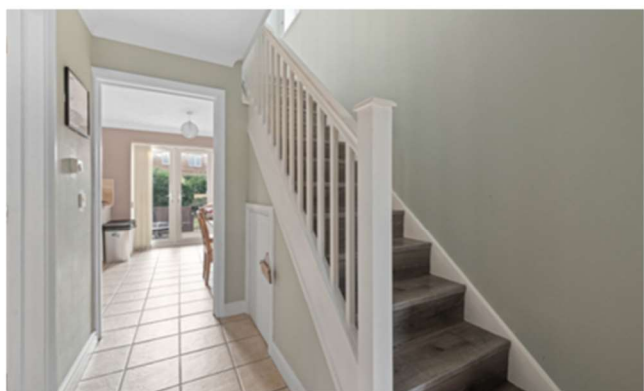
Freehold

£215,000



Key Features

- Detached house
- Three bedrooms
- Lounge & dining kitchen
- Cloakroom, en-suite & bathroom
- Driveway & garage
- Enclosed rear garden
- Gas central heating & double glazing
- EPC rating C





A detached house at the end of a cul-de-sac on the outskirts of town. Having accommodation comprising: entrance hall, cloakroom, lounge & dining kitchen to ground floor. Master bedroom with en-suite, two further bedrooms and bathroom to first floor. Outside the property has a driveway providing off-road parking, a garage and an enclosed rear garden. The property benefits from gas central heating and double glazing.

ACCOMMODATION

Part glazed front entrance door with canopy over through to the:

ENTRANCE HALL

Having coved ceiling, radiator, tiled floor, understairs storage cupboard and staircase rising to first floor.

CLOAKROOM

0.84m x 1.42m (2'10" x 4'8")

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

LOUNGE

3.2m x 4.42m (10'6" x 14'6")

Having box bow window to front elevation, coved ceiling, radiator, laminate flooring and fireplace with marble back & hearth, inset gas fire and wooden surround.

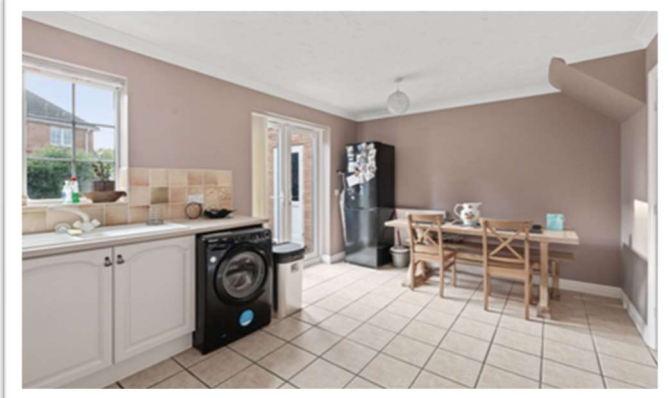
DINING KITCHEN

3.28m x 5.38m (10'10" x 17'8")

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

Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: sink with drainer & mixer tap inset to work surface, cupboards, space & plumbing for automatic washing machine under.

Work surface return with inset gas hob, integrated electric oven, cupboards, drawers and space for tumble dryer under, cupboards & concealed cooker hood over.



 **NEWTON FALLOWELL**





FIRST FLOOR LANDING

Having window to side elevation, coved ceiling and access to roof space.

MASTER BEDROOM

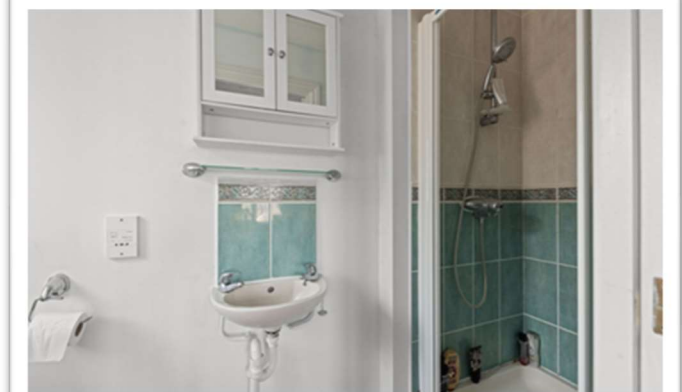
3m x 3.73m (9'10" x 12'2")

Having window to front elevation, coved ceiling, radiator and laminate flooring.

EN-SUITE

0.89m x 2.67m (2'11" x 8'10")

Having window to side elevation, laminate flooring, shaver point, extractor, fully tiled shower enclosure with mixer shower fitting, close coupled WC and wall mounted hand basin with tiled splashback.



BEDROOM TWO

3.02m x 3.1m (9'11" x 10'2")

Having window to rear elevation, coved ceiling, radiator and laminate flooring.

BEDROOM THREE

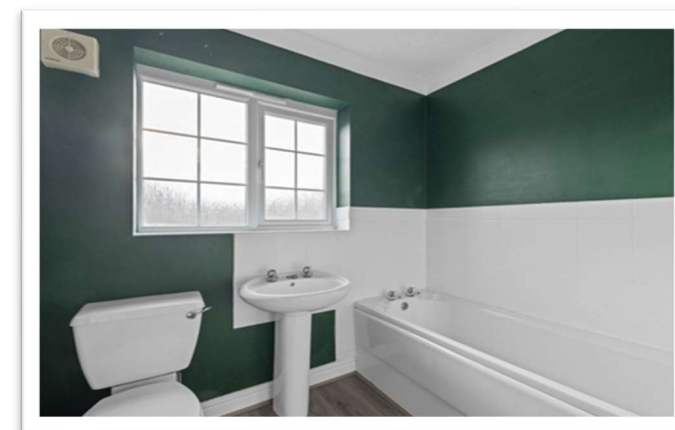
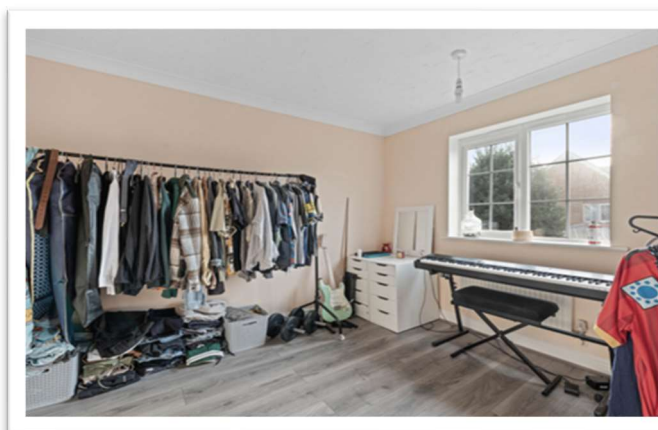
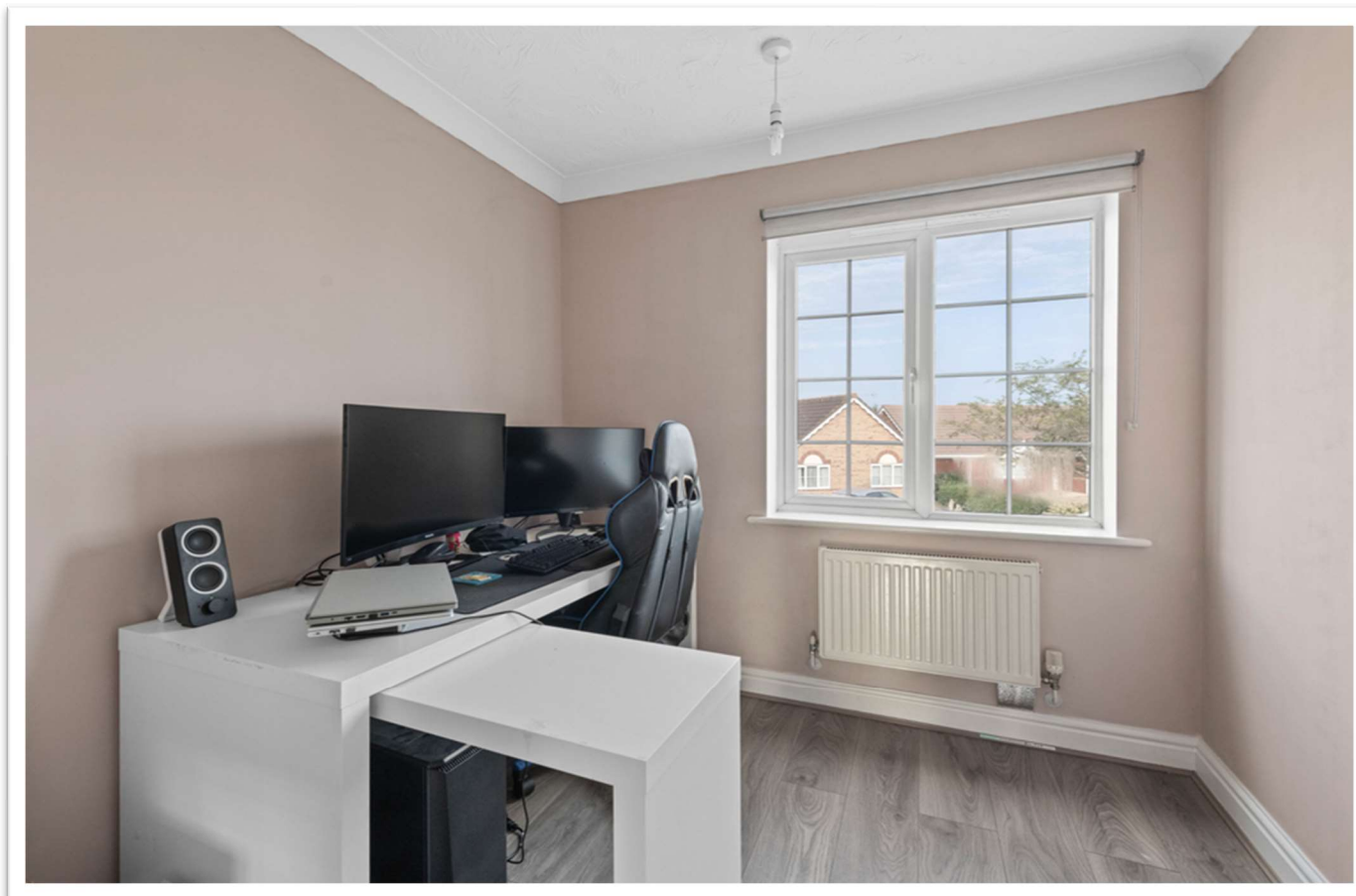
2.29m x 2.31m (7'6" x 7'7")

Having window to front elevation, coved ceiling, radiator and laminate flooring.

BATHROOM

1.73m x 2.29m (5'8" x 7'6")

Having window to rear elevation, coved ceiling, radiator, laminate flooring, extractor, shaver point, tiled splashbacks, panelled bath, close coupled WC and pedestal hand basin.



EXTERIOR

To the front of the property there is a gravelled garden with a paved footpath leading to the front entrance door. A gravelled driveway provides off-road parking and extends down the side of the property to the:

GARAGE

2.87m x 5m (9'5" x 16'5")

Having up-and-over door, light, power and part glazed door to rear garden.

REAR GARDEN

Being enclosed by timber fencing and laid to lawn with borders. Having a paved patio and garden shed.

SERVICES

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

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.



Floorplan



Total area: approx. 88.7 sq. metres (954.7 sq. feet)



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