



3 Sinclair Close, Boston, PE21 9LH



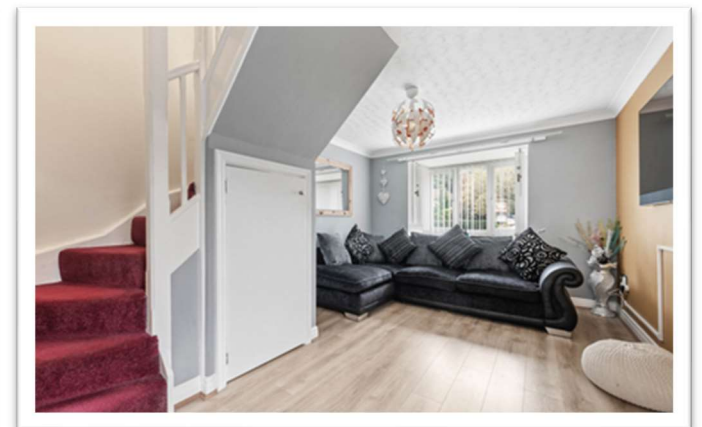
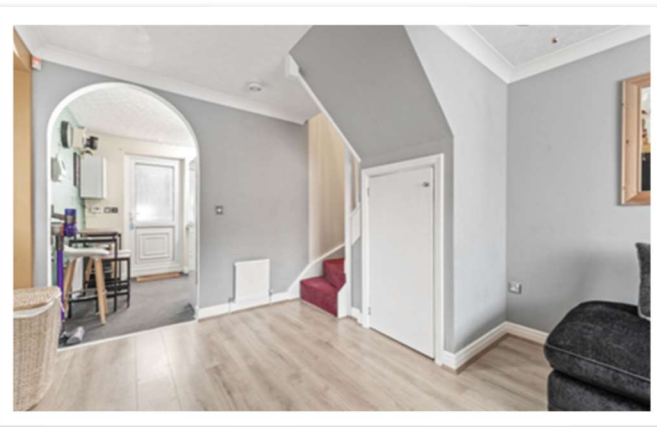
Freehold

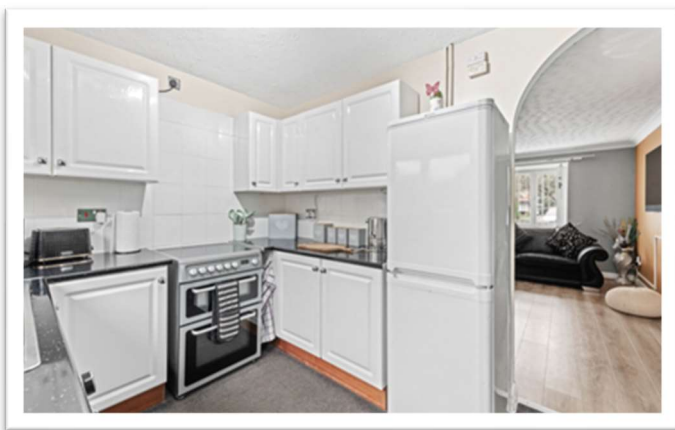
£139,950



## Key Features

- Semi-detached house
- Two bedrooms
- Lounge & dining kitchen
- Bathroom
- Driveway providing off-road parking
- Enclosed low maintenance rear garden
- NO CHAIN
- EPC rating C





A semi-detached house on the outskirts of town within walking distance to the Witham Way Country Park. Having accommodation comprising: lounge and dining kitchen to ground floor. Two bedrooms and bathroom to first floor. Outside the property has a driveway providing off-road parking and an enclosed low maintenance garden to the rear. The property benefits from gas central heating and double glazing. NO CHAIN

#### ACCOMMODATION

Part glazed uPVC front entrance door through to the:

#### LOUNGE

3.64m x 4.57m (11'11" x 15'0")

Having box bay window to front elevation, two radiators, laminate flooring, television aerial connection point, understairs storage cupboard and staircase rising to first floor. Archway to the:

#### DINING KITCHEN

2.48m x 3.39m (8'1" x 11'1")

Having window & part glazed door to rear elevation, radiator, alarm control panel and wall mounted gas fired boiler providing for both domestic hot water & heating. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer inset to work surface, cupboard, space & plumbing for automatic washing machine under. Work surface return with space for electric cooker, cupboard under, cupboards over. Further work surface return with cupboards under and cupboards over, space for upright fridge/freezer to side.

#### FIRST FLOOR LANDING

Having access to roof space, built-in storage cupboard, smoke alarm and airing cupboard housing hot water cylinder with shelving.

#### BEDROOM ONE

2.6m x 3.37m (8'6" x 11'1")

Having two windows to front elevation and radiator.

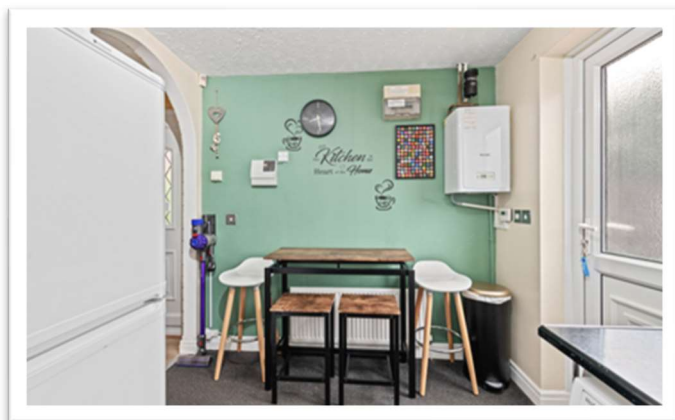
#### BEDROOM TWO

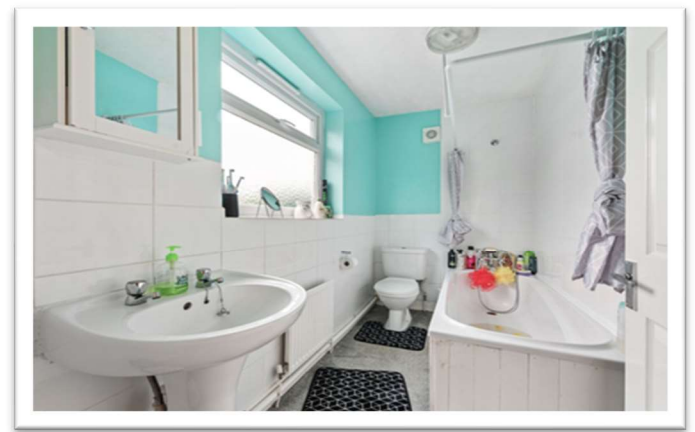
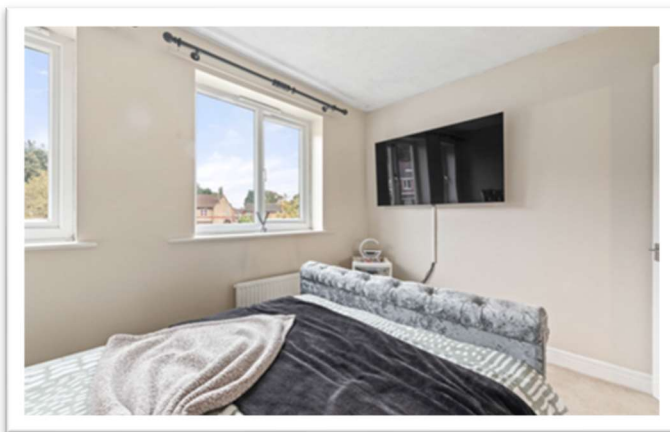
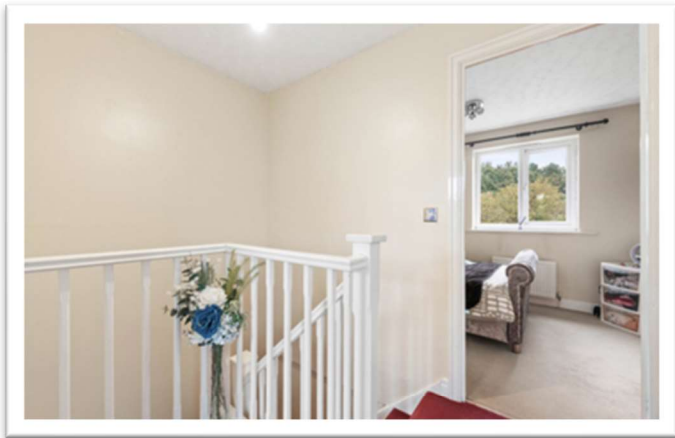
1.87m x 2.52m (6'1" x 8'4")

Having window to rear elevation and radiator.

#### BATHROOM

Having window to side elevation, radiator, half tiled walls and extractor. Fitted with a suite comprising: panelled bath, close coupled WC and pedestal hand basin.





 **NEWTON  
FALLOWELL**

### EXTERIOR

To the front of the property there is a lawned area and a driveway to the side provides off-road parking.

### REAR GARDEN

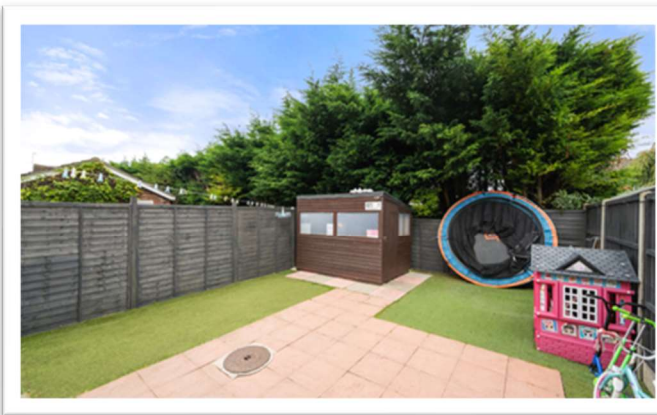
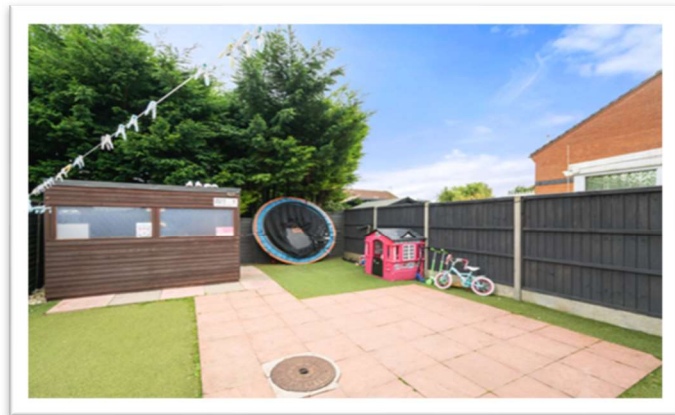
Being enclosed with side access. Having artificial lawn and a paved patio.

### 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 A.

### VIEWING

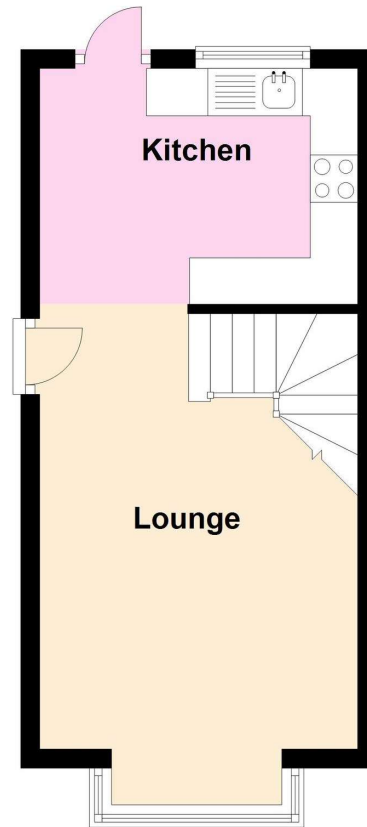
By appointment with Newton Fallowell - telephone 01205 353100.



# Floorplan

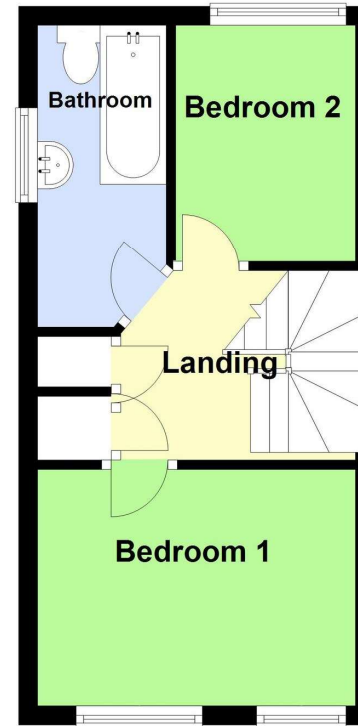
## Ground Floor

Approx. 24.7 sq. metres (266.0 sq. feet)



## First Floor

Approx. 24.2 sq. metres (260.4 sq. feet)



Total area: approx. 48.9 sq. metres (526.4 sq. feet)



Newton Fallowell Boston (Sales)

01205 353100  
boston@newtonfallowell.co.uk

### 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.