



9 Cooks Lock, Boston, PE21 7PW



3



2



2

Freehold

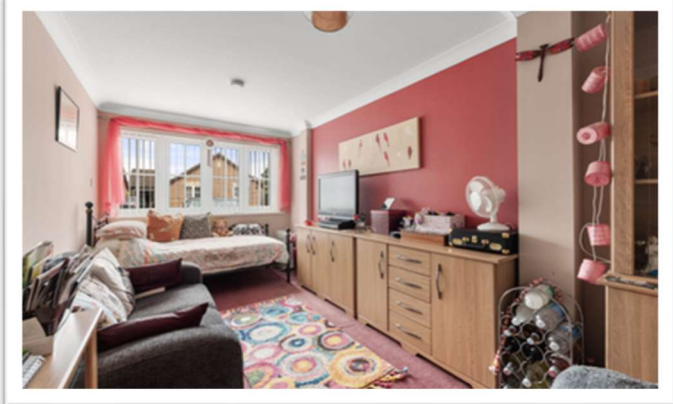
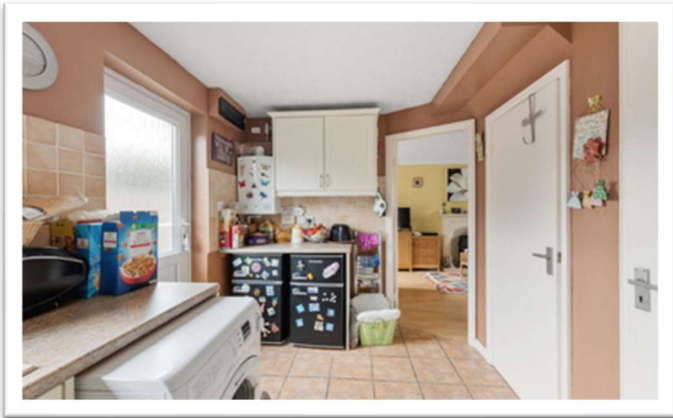
£220,000



## Key Features

- Detached house
- Three bedrooms
- Lounge/diner & sitting room/bedroom
- Cloakroom, en-suite & bathroom
- Off-road parking to front
- Enclosed rear garden
- EPC rating C





A detached house in a cul-de-sac location on the outskirts of town. Having accommodation comprising: entrance hall, cloakroom, lounge, kitchen and sitting room/bedroom 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 and an enclosed low maintenance rear garden. The property benefits from gas central heating and double glazing.

### ACCOMMODATION

Part glazed uPVC front entrance door through to the:

### ENTRANCE HALL

Having window to side elevation, radiator and door to the:

### CLOAKROOM

Having window to front elevation, radiator, close coupled WC and hand basin with tiled splashback.

### LOUNGE/DINER

5.79m x 4.27m (19ft x 14ft)

Having window to front elevation, french doors to rear elevation & garden, coved ceiling, radiator, laminate flooring, staircase rising to first floor, television aerial & telephone connection points and fireplace with marble back & hearth, inset living flame style fire and ornamental surround.

### KITCHEN

4.22m x 2.31m (13.8ft x 7.6ft)

Having window & part glazed door to rear elevation, ceramic tiled floor and understairs storage cupboard.

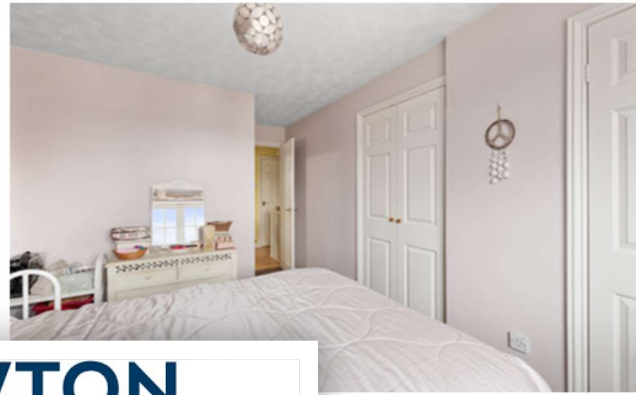
Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl sink with drainer & mixer tap inset to work surface, cupboards, space & plumbing for automatic washing machine under. Work surface return with inset electric hob, integrated electric oven & cupboards under, cupboards, wine racks & concealed cooker hood over. Further work surface return with cupboards under, cupboards over.

### SITTING ROOM/BEDROOM

4.98m x 2.49m (16.3ft x 8.2ft)

Having window to front elevation and coved ceiling.





 **NEWTON  
FALLOWELL**



### FIRST FLOOR LANDING

Having laminate flooring, radiator and built-in airing cupboard housing hot water cylinder with shelving.

### MASTER BEDROOM

4.75m x 2.64m (15.6ft x 8.7ft)

Having window to front elevation, radiator and two built-in wardrobes.

### EN-SUITE

Having window to side elevation, radiator, part tiled walls and extractor. Fitted with a suite comprising: shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.



## BEDROOM TWO

3.23m x 2.97m (10.6ft x 9.7ft)

Having window to front elevation, radiator and built-in wardrobe.

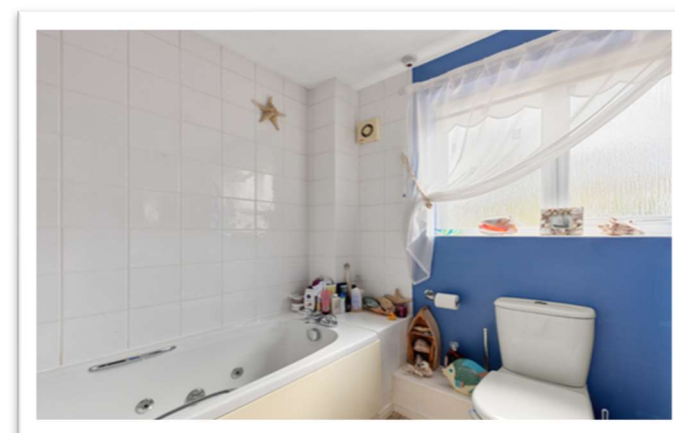
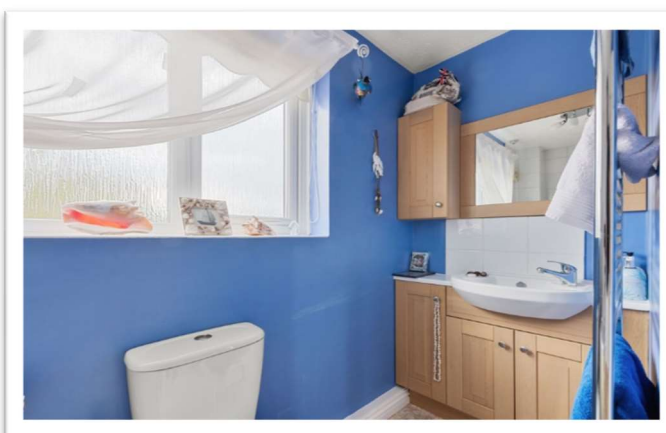
## BEDROOM THREE

3.38m x 2.72m (11.1ft x 8.9ft)

Having window to rear elevation and radiator.

## FAMILY BATHROOM

Having window to rear elevation, heated towel rail, extractor and part tiled walls. Fitted with a suite comprising: Jacuzzi bath with electric shower fitting over, close coupled WC and hand basin inset to vanity unit with cupboards under, cupboards & mirror over.



## EXTERIOR

To the front of the property there is block paved area which provides off-road parking and there is gated access to the:

## REAR GARDEN

Being enclosed and laid to granite chips for ease of maintenance with beds & borders. Having a paved patio with extendable awning over, garden shed and greenhouse.

## SERVICES

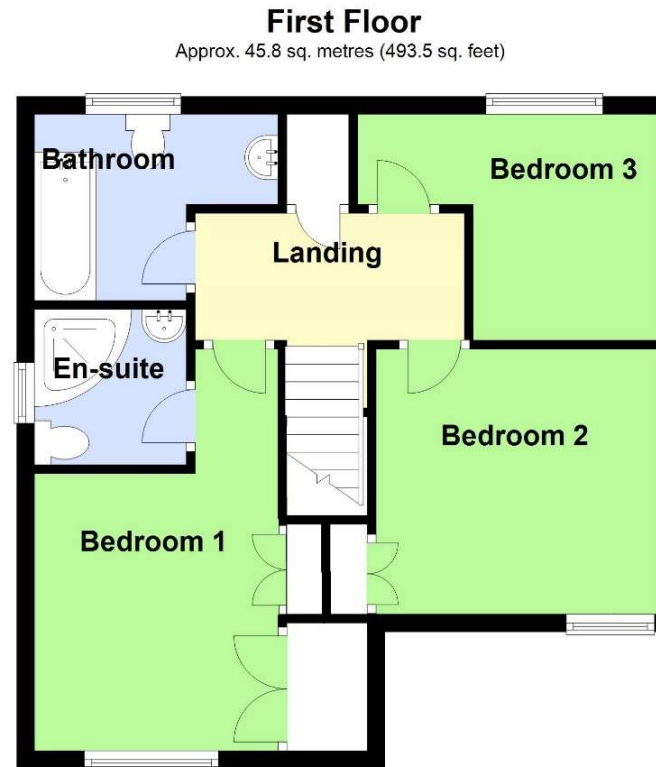
The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler served by radiators and the property is double glazed. The current council tax is band C. The property also has solar panels.

## VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.



## Floorplan



Total area: approx. 94.8 sq. metres (1020.5 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.