



21 Blackthorn Lane, Boston, PE21 9BG



3



1



2

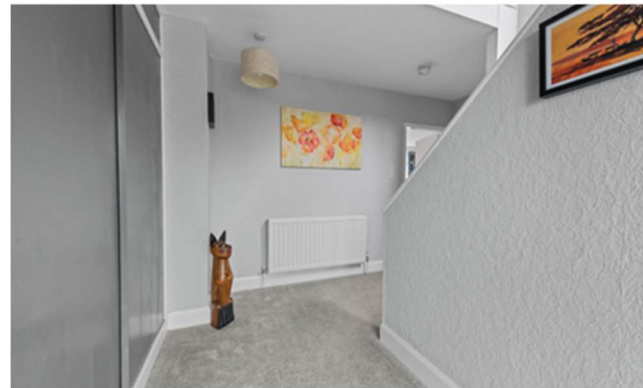
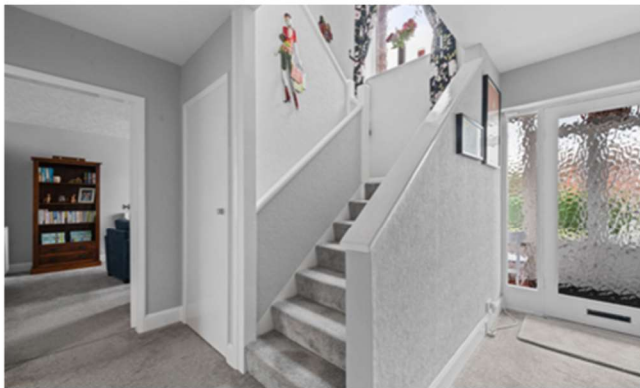
Freehold

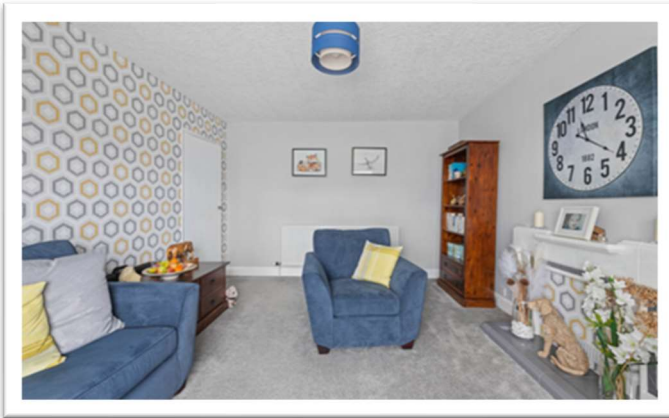
£289,950



Key Features

- Detached house
- Three bedrooms
- Sitting room & lounge/dining room
- Re-fitted breakfast kitchen
- Driveway providing off-road parking
- Landscaped rear garden
- Plot approx. 0.20 acre (STS)
- EPC rating C

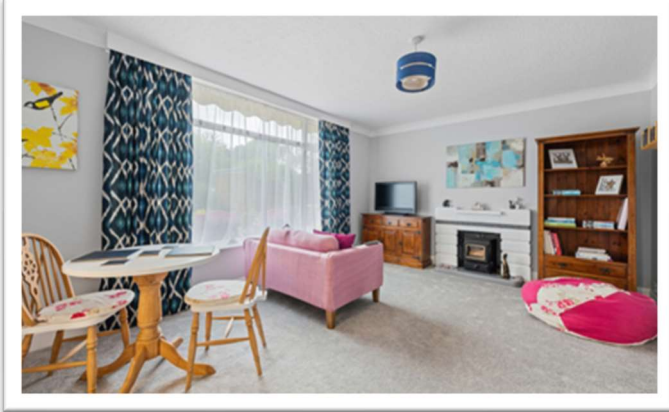




A detached house on a plot of approximately 0.20 acre, subject to survey. Conveniently located on the outskirts of town with easy access to the Pilgrim Hospital and Boston High School.

Having over 1,600 square feet of well presented accommodation comprising: porch, entrance hall, sitting room, lounge/dining room, re-fitted breakfast kitchen, side entrance hall, cloakroom and utility/store to ground floor. Three bedrooms and bathroom to first floor.

Outside the property has off-road parking to the front and an enclosed landscaped garden to the rear. The property benefits from gas central heating, solar panels and double glazing.



ACCOMMODATION

Part glazed double doors through to the:

PORCH

Having windows to front elevation, tiled floor and part glazed door with side screens to the:

ENTRANCE HALL

Having radiator, smoke alarm, built-in storage cupboards, understairs cupboard and staircase rising to first floor.

SITTING ROOM

3.62m x 5.35m (11'11" x 17'7")

Having bay window to front elevation, radiator, television aerial connection point and tiled fireplace with tiled hearth (currently boarded).

LOUNGE/DINING ROOM

3.64m x 4.85m (11'11" x 15'11")

Having window to rear elevation, coved ceiling, radiator and tiled fireplace with tiled hearth and inset multi-fuel burner (currently not in use). Opening to the:



 **NEWTON FALLOWELL**





 **NEWTON
FALLOWELL**



BREAKFAST KITCHEN

3.64m x 4.82m (11'11" x 15'10")

Having two windows to rear elevation, window overlooking the side entrance hall, coved ceiling, radiator and wood effect flooring. Re-fitted with a range of base units with upstands comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, space for electric cooker with extractor over, cupboards, drawers & space for dishwasher under. Further work surface with cupboards under. Work surface return with space for fridge & freezer under, breakfast bar to one side.

SIDE ENTRANCE HALL

Having sliding doors to side elevation.

WC

Having window to side elevation and low level WC.

UTILITY/STORE

2.79m x 4.59m (9'2" x 15'1")

Having part glazed double doors with windows to both sides to front elevation, window to side elevation, stainless steel sink & drainer, space & plumbing for automatic washing machine, solar panel meter and gas fired boiler (installed in November 2022 with a 10 year guarantee) providing for both domestic hot water & heating.

FIRST FLOOR LANDING

Having window to front elevation, smoke alarm and access to roof space.



BEDROOM ONE

3.64m x 5.19m (11'11" x 17'0")

(max) Having bay window to front elevation, window to side elevation, radiator and built-in double cupboards.

BEDROOM TWO

3.65m x 4.85m (12'0" x 15'11")

Having window to rear elevation, radiator and built-in double wardrobe with overhead cupboards.

BEDROOM THREE

2.76m x 3.64m (9'1" x 11'11")

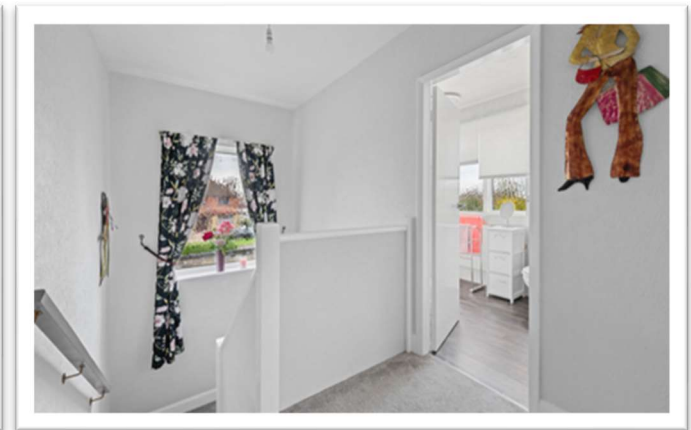
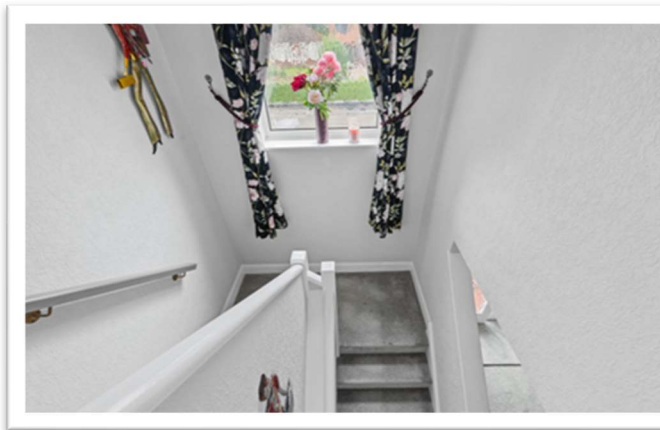
Having window to rear elevation and radiator.

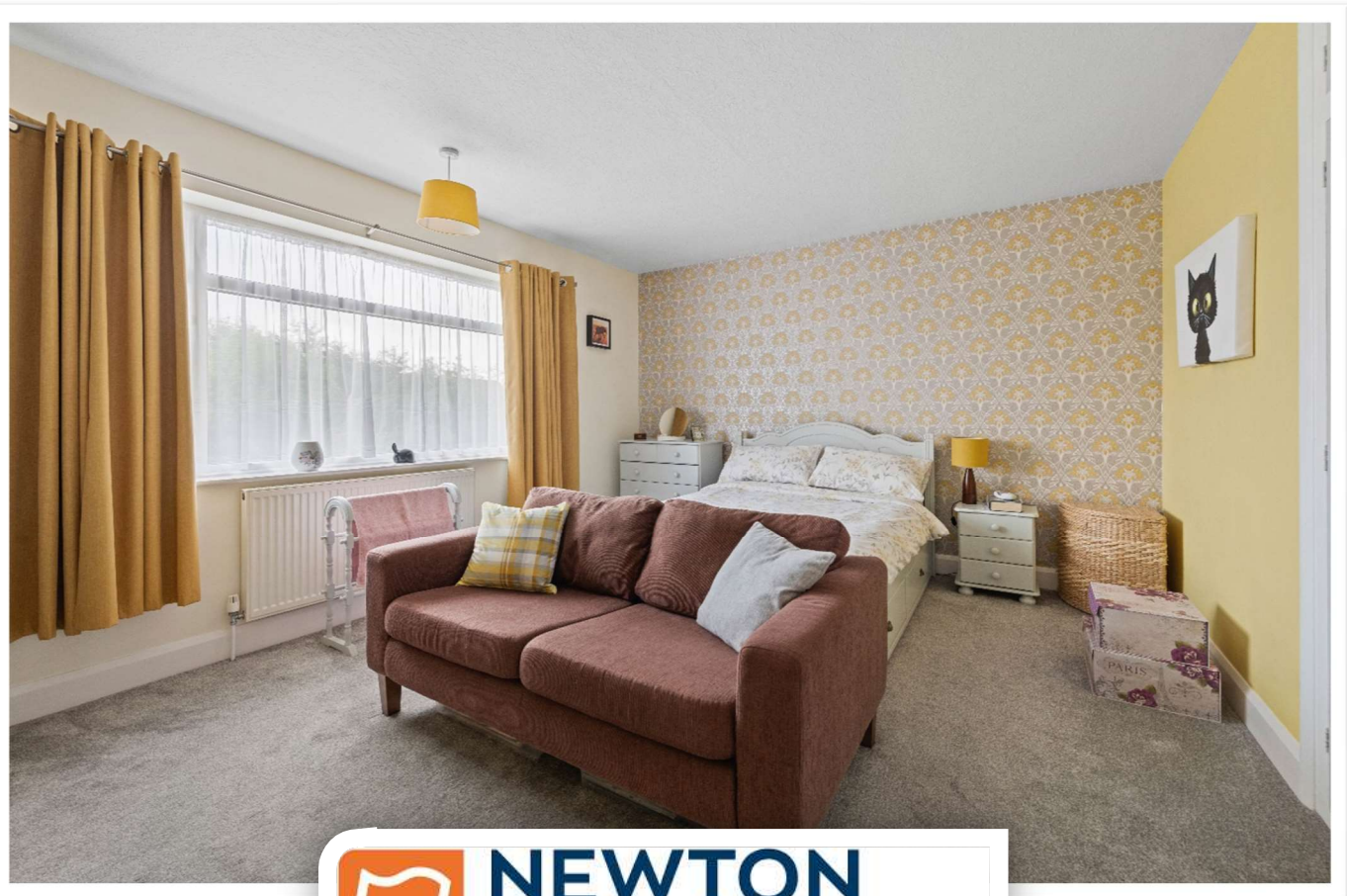
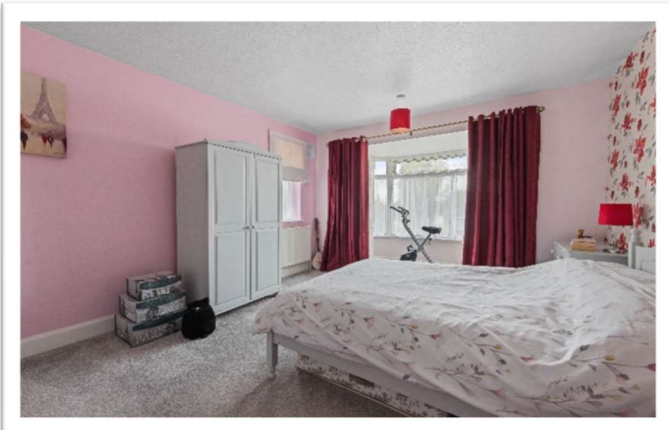
BATHROOM

Having window to side elevation, radiator, tiled walls, wood effect flooring and built-in double airing cupboard housing hot water cylinder with shelving & cupboards over. Fitted with a white suite comprising: panelled bath with mixer tap & hand held shower attachment, close coupled WC and pedestal hand basin.

EXTERIOR

To the front of the property there is a lawned garden with borders and a driveway provides off-road parking. Gated access to the:





 **NEWTON
FALLOWELL**



REAR GARDEN

Being enclosed and landscaped. Having a shaped lawn with central bed & borders, concrete footpath, vegetable beds and garden shed.

THE PLOT

The property occupies a plot of approximately 0.20 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators and supplying hot water. The property is double glazed and the current council tax is band C. The property also has solar panels which are owned outright.

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

AGENT'S NOTES

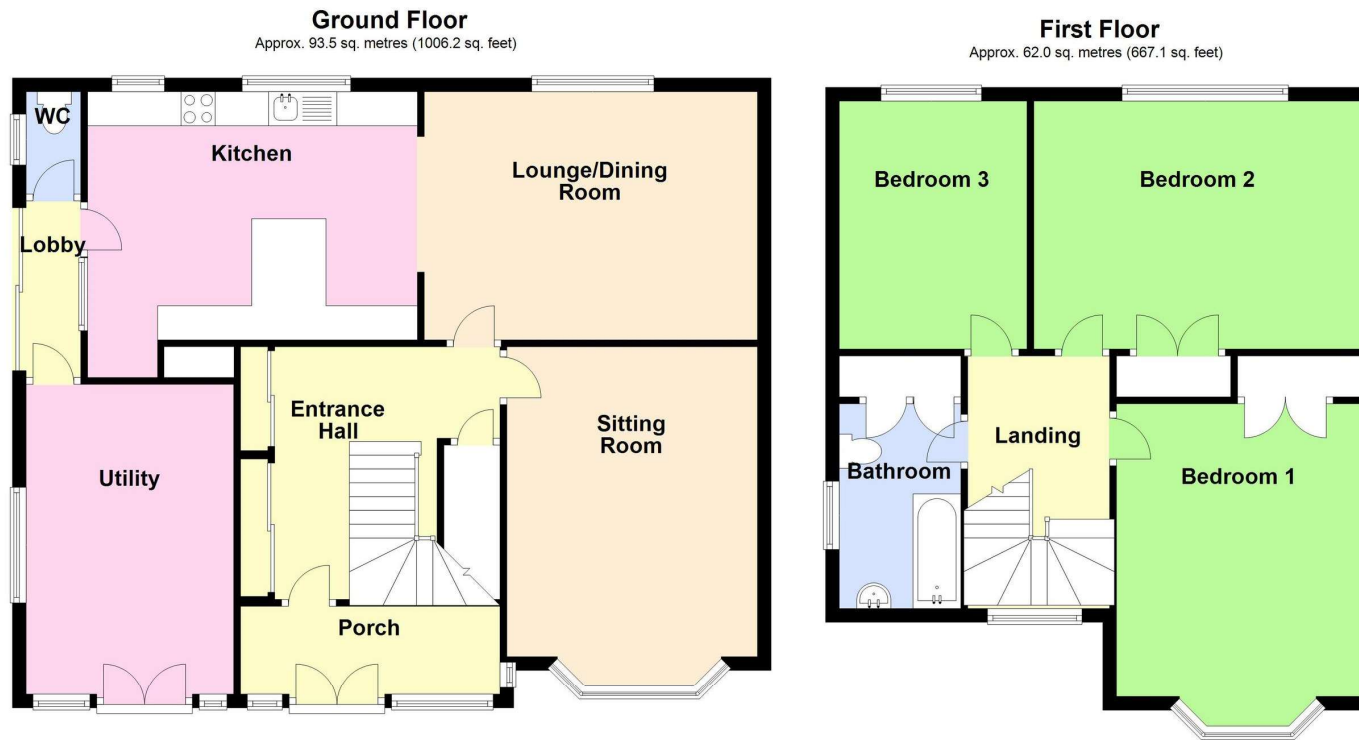
These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.





Floorplan



Total area: approx. 155.4 sq. metres (1673.2 sq. feet)



Newton Fallowell Boston (Sales)

01205 353100

boston@newtonfallowell.co.uk