



23 The Old Dairy, Boston, PE21 7TB



Freehold

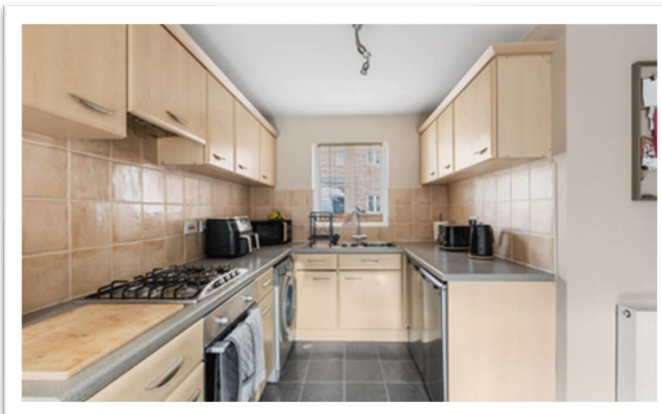
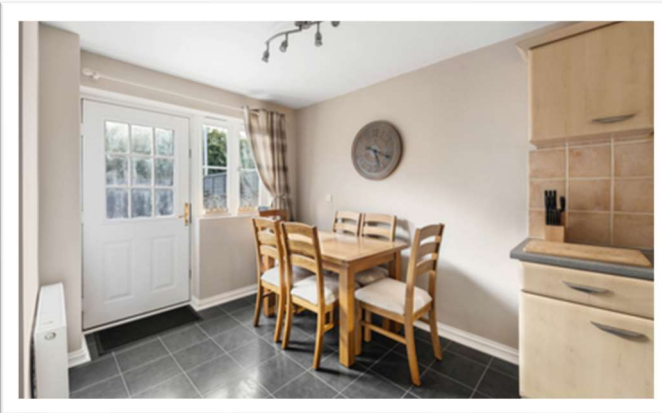
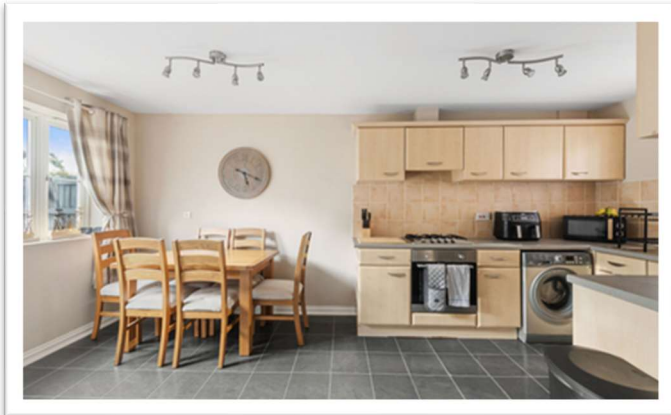
£169,950



Key Features

- Semi-detached house
- Three bedrooms
- Lounge & dining kitchen
- Cloakroom & bathroom
- Low maintenance rear garden
- Allocated parking space
- Gas central heating & double glazing
- EPC rating C





A semi-detached house in a popular residential location on the outskirts of town and within walking distance to St Thomas Primary School. Having well presented accommodation comprising: entrance hall, cloakroom, lounge and dining kitchen to ground floor. Three bedrooms and bathroom to first floor. Outside the property has an allocated parking space and a low maintenance 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, smoke alarm, telephone connection point and staircase rising to first floor.

CLOAKROOM

Having window to front elevation, radiator, close coupled WC and wall mounted hand basin.

LOUNGE

2.75m x 5.32m (9'0" x 17'6")

Having window to front elevation, french doors to rear elevation & garden, coved ceiling, two radiators, television aerial & telephone connection points and fireplace with marble back & hearth, inset living flame style fire and wooden surround.

DINING KITCHEN

3.31m x 5.35m (10'11" x 17'7")

(max) Having window to front elevation, part glazed door & window to rear elevation, two radiators, tile effect flooring and understairs storage cupboard.

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

FIRST FLOOR LANDING

Having window to rear elevation, radiator, smoke alarm, access to roof space and airing cupboard housing gas fired combination boiler providing for both domestic hot water & heating.

BEDROOM ONE

3.15m x 3.9m (10'4" x 12'10")

(max) Having window to front elevation and radiator.

BEDROOM TWO

2.49m x 3.23m (8'2" x 10'7")

Having window to front elevation and radiator.

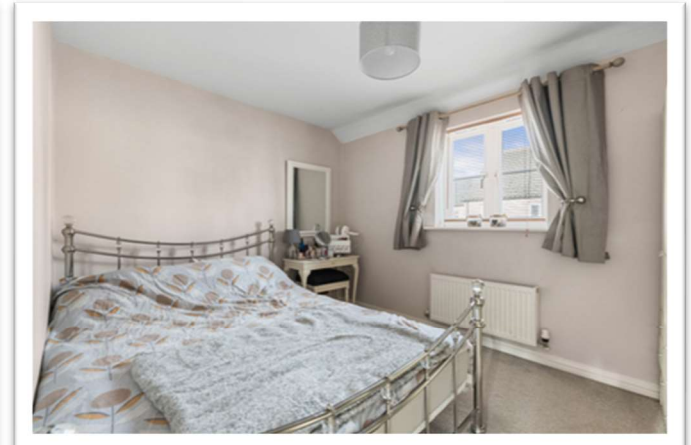
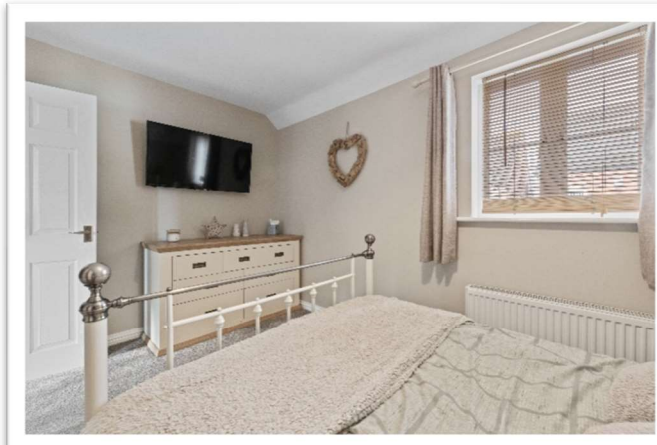
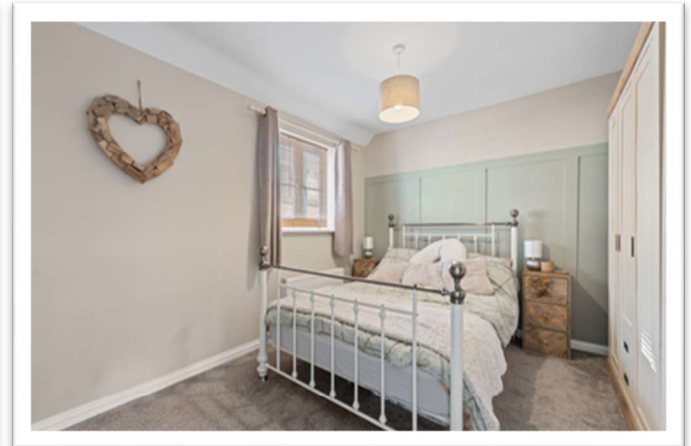
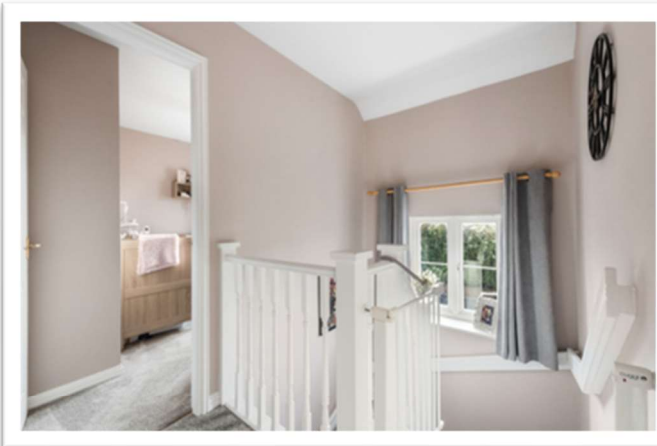
BEDROOM THREE

2.07m x 2.8m (6'10" x 9'2")

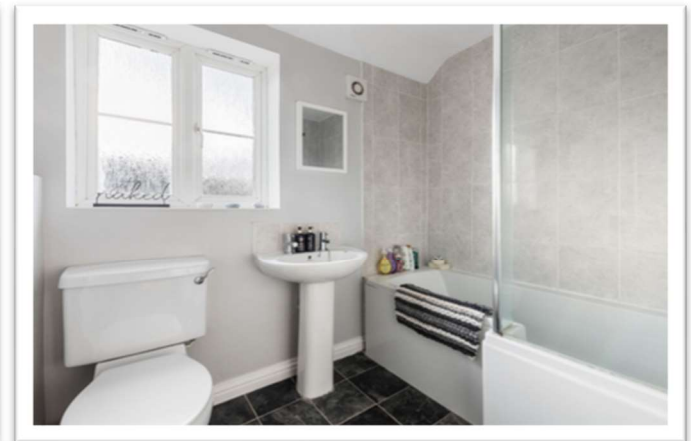
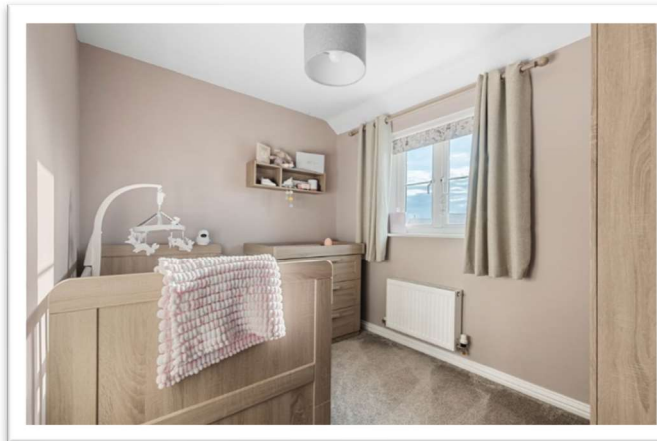
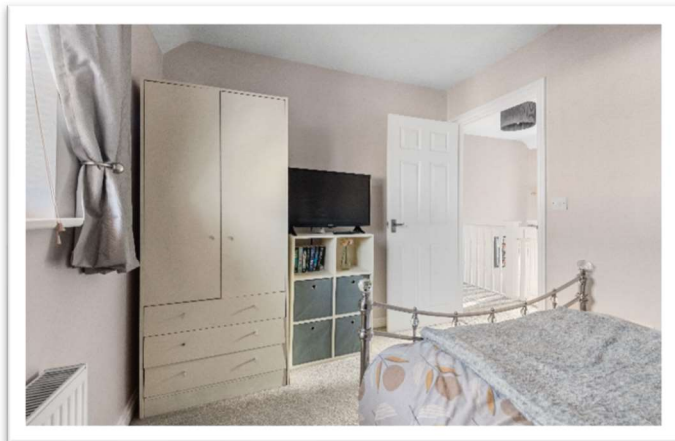
Having window to rear elevation and radiator.

BATHROOM

Having window to rear elevation, heated towel rail, extractor, tile effect flooring and tiled splashbacks. Fitted with a white suite comprising: shaped bath with shower fitting & anti-splash screen over, close coupled WC and pedestal hand basin.



 **NEWTONFALLOWELL**



EXTERIOR

To the front of the property there is a gravelled garden with part being enclosed by wrought iron railings with a hand gate leading to a paved footpath leading to the front entrance door. To the side of the property there is access to an allocated parking space where there is gated access to the:

REAR GARDEN

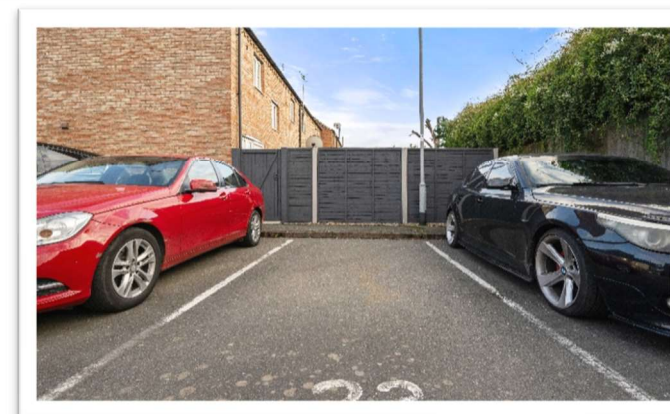
Being enclosed by timber fencing and low maintenance with a paved patio & footpaths, gravelled area and garden shed.

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 B.

VIEWING

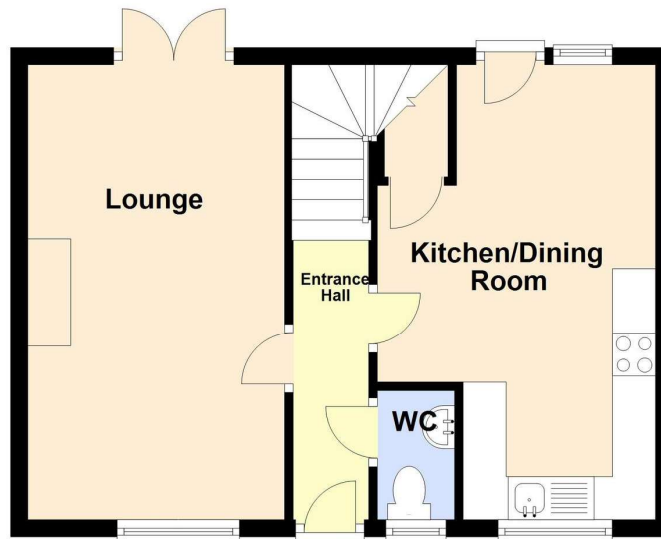
By appointment with Newton Fallowell - telephone 01205 353100.



Floorplan

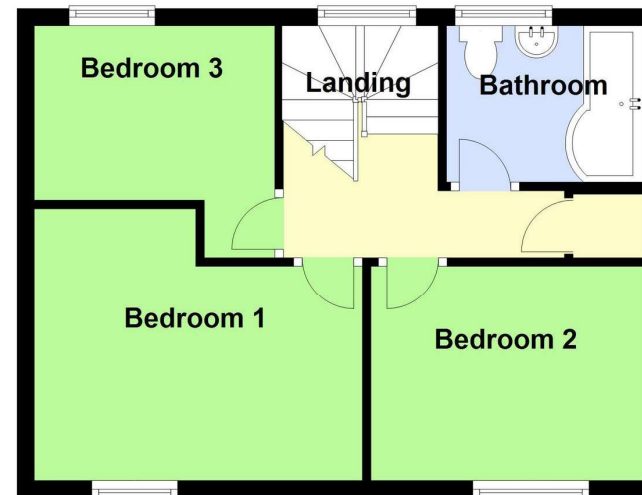
Ground Floor

Approx. 37.7 sq. metres (406.2 sq. feet)



First Floor

Approx. 37.7 sq. metres (406.0 sq. feet)



Total area: approx. 75.5 sq. metres (812.2 sq. feet)



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AGENT'S NOTES

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