



68 Manor Gardens, Boston, PE21 6JJ

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Freehold

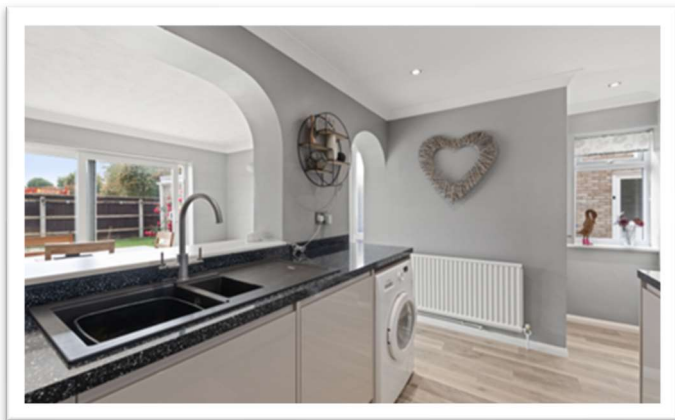
£189,950



Key Features

- Semi-detached house
- Three bedrooms
- Lounge, kitchen & dining room
- Cloakroom & shower room
- Off-road parking to front
- Enclosed rear garden
- Gas central heating & double glazing
- EPC rating C





A semi-detached house in a popular residential location with easy access to the town centre and its amenities. Having well presented accommodation comprising: entrance hall, lounge, fitted kitchen, dining room and cloakroom to ground floor. Three bedrooms and shower room to first floor. Outside the property has a block paved driveway providing off-road parking to the front, a garage and an enclosed rear garden. The property benefits from gas central heating and double glazing.

ACCOMMODATION

Part glazed uPVC front entrance door with side screen through to the:

ENTRANCE HALL

Having coved ceiling, radiator, Karndean flooring, built-in storage cupboard and staircase rising to first floor.

LOUNGE

3.98m x 5.04m (13'1" x 16'6")

(max) Having window to front elevation, coved ceiling, two radiators, Karndean flooring and fireplace with marble back & hearth, inset electric fire and wooden surround.

KITCHEN

2.4m x 3.98m (7'11" x 13'1")

Having window to side elevation, coved ceiling with inset ceiling spotlights, radiator, Karndean flooring and understairs cupboard housing gas fired combination boiler providing for both domestic hot water & heating.

Fitted with a range of base & wall units with work surfaces & upstands comprising: 1 1/4 bowl composite sink with drainer & mixer tap inset to work surface, cupboards, integrated dishwasher, space & plumbing for automatic washing machine under. Work surface return with inset induction hob, integrated electric double oven & cupboards under, cupboards & cooker hood over. Further work surface return with cupboard, drawers, integrated fridge & freezer under, cupboards over. Archway through to the:

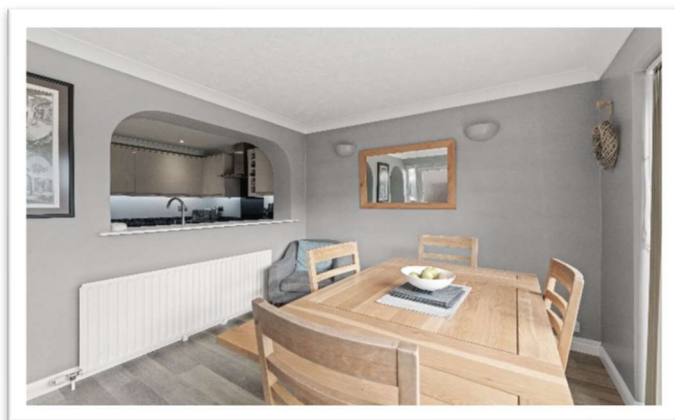
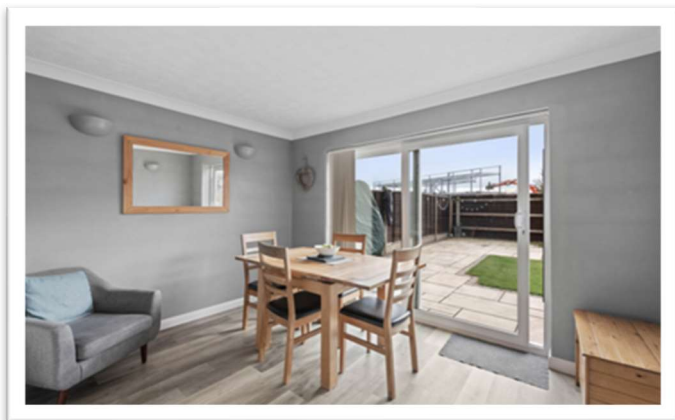
DINING ROOM

2.85m x 3.68m (9'5" x 12'1")

Having uPVC sliding doors to rear elevation & garden, coved ceiling, part glazed uPVC door to side elevation, radiator and Karndean flooring.

CLOAKROOM

Having window to rear elevation, coved ceiling, radiator, Karndean flooring, low level WC and wall mounted hand basin.



 **NEWTON FALLOWELL**





FIRST FLOOR LANDING

Having window to side elevation, coved ceiling with inset ceiling spotlights, smoke alarm and access to roof space.

BEDROOM ONE

3.03m x 3.75m (9'11" x 12'4")

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

BEDROOM TWO

3.02m x 3.06m (9'11" x 10'0")

Having window to rear elevation, coved ceiling, radiator and built-in double wardrobe.

BEDROOM THREE

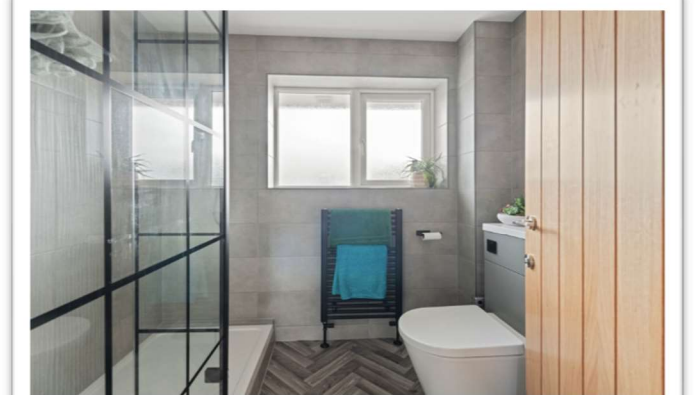
1.8m x 2.32m (5'11" x 7'7")

Having window to front elevation, coved ceiling and radiator.

SHOWER ROOM

Having window to rear elevation, heated towel rail, tiled walls, wood effect flooring, walk-in shower enclosure with mixer shower fitting, hand basin inset to vanity unit with cupboard under and WC with concealed cistern.

 **NEWTON FALLOWELL**



EXTERIOR

To the front of the property there is block paved area which provides off-road parking extending down the side of the property to the:

GARAGE

Having up-and-over door, uPVC double doors to rear garden, light and power.

Gated access to the:

REAR GARDEN

Being enclosed by timber fencing and laid to lawn with a large paved patio.

SERVICES

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

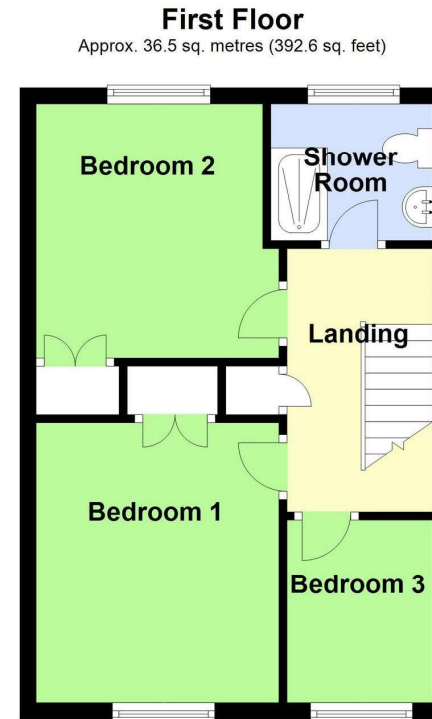
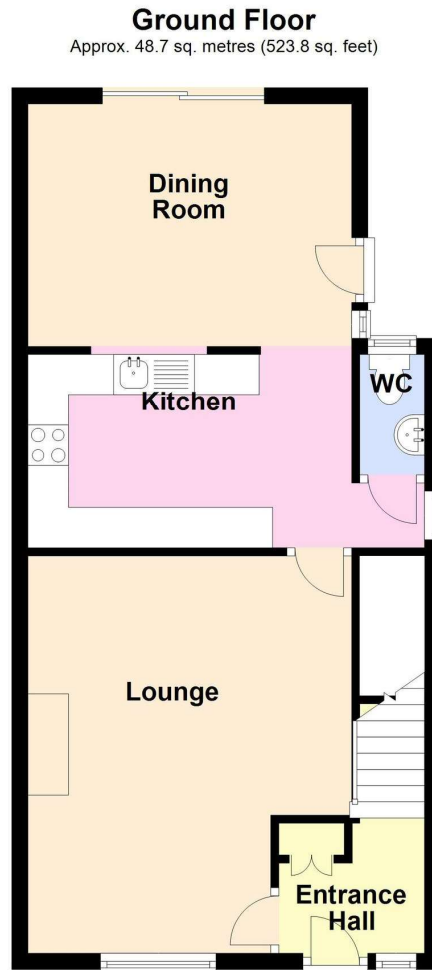
AGENT'S NOTES

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.

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Floorplan



Total area: approx. 85.1 sq. metres (916.4 sq. feet)



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