



22 Grayling Way, Boston, PE21 8FS



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Leasehold

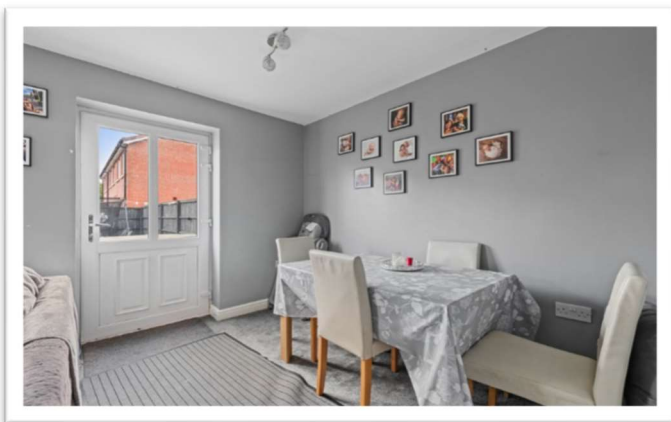
35% Shared ownership £61,250



Key Features

- Semi-detached house
- Three bedrooms
- Kitchen & lounge/diner
- Cloakroom & bathroom
- Driveway providing off-road parking
- Enclosed rear garden
- Gas central heating & double glazing
- EPC rating B





Ideal for first time buyers, this modern semi-detached house is in a popular residential location and overlooks a green. Having well presented accommodation comprising: entrance hall, cloakroom, kitchen and lounge/diner to ground floor. Three bedrooms and bathroom to first floor. Outside the property has a driveway providing off-road parking and an 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 radiator, wood effect flooring, smoke alarm and staircase rising to first floor.

CLOAKROOM

Having window to front elevation, heated towel rail, extractor, close coupled WC and wall mounted hand basin.

KITCHEN

2.35m x 3.78m (7'8" x 12'5")

Having window to front elevation, smoke alarm and vinyl flooring. 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, space & plumbing for automatic washing machine under. Work surface return with inset gas hob, integrated electric oven, cupboards & drawers under, cupboards, stainless steel cooker hood and cupboard housing gas fired boiler providing for both domestic hot water & heating over. Further work surface return with cupboard under, tall unit & space for upright fridge/freezer to side.

LOUNGE/DINER

4.71m x 4.88m (15'6" x 16'0")

Having window & part glazed door to rear elevation, radiator, smoke alarm and understairs storage cupboard.

FIRST FLOOR LANDING

Having radiator, smoke alarm, access to roof space and built-in airing cupboard with radiator and shelving.

BEDROOM ONE

2.54m x 4.17m (8'4" x 13'8")

Having window to front elevation and radiator.

BEDROOM TWO

2.54m x 4.16m (8'4" x 13'7")

Having window to rear elevation and radiator.

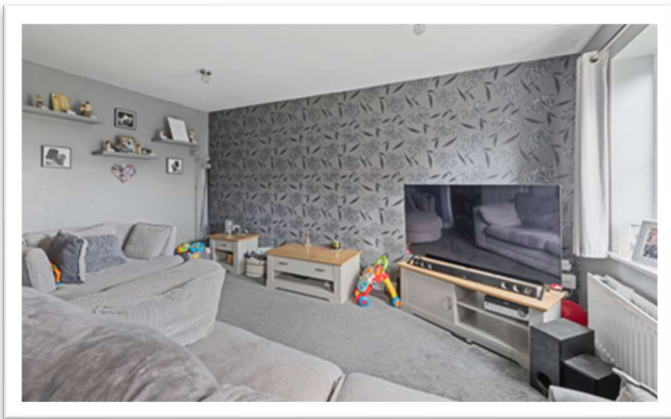
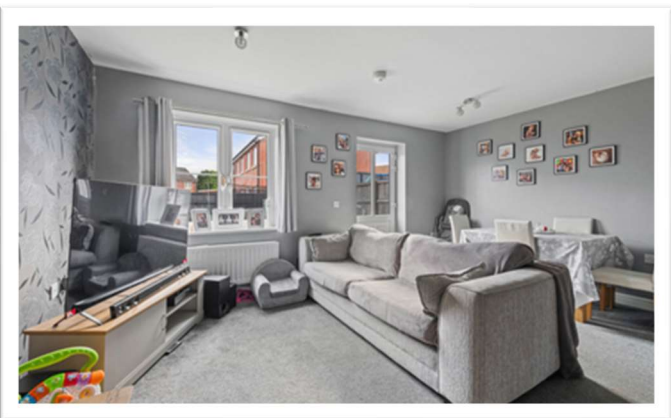
BEDROOM THREE

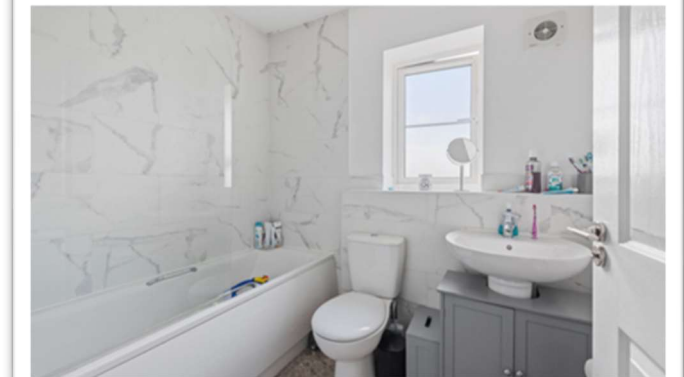
2.26m x 2.74m (7'5" x 9'0")

Having window to rear elevation and radiator.

BATHROOM

Having window to front elevation, radiator, vinyl flooring, part tiled walls and extractor. Fitted with a suite comprising: panelled bath with shower fitting & anti-splash screen over, close coupled WC and pedestal hand basin.





EXTERIOR

To the front of the property there is a lawned garden with a paved footpath leading to the front entrance door. A block paved driveway to the side provides off-road parking and there is gated access to the:

REAR GARDEN

Being enclosed by timber fencing and laid to lawn with a paved patio (with power point for a hot tub), garden shed with light & power and decked seating area.

SHARED OWNERSHIP

The property is 35% shared ownership. Rent payable per month is £296.65.

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 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.

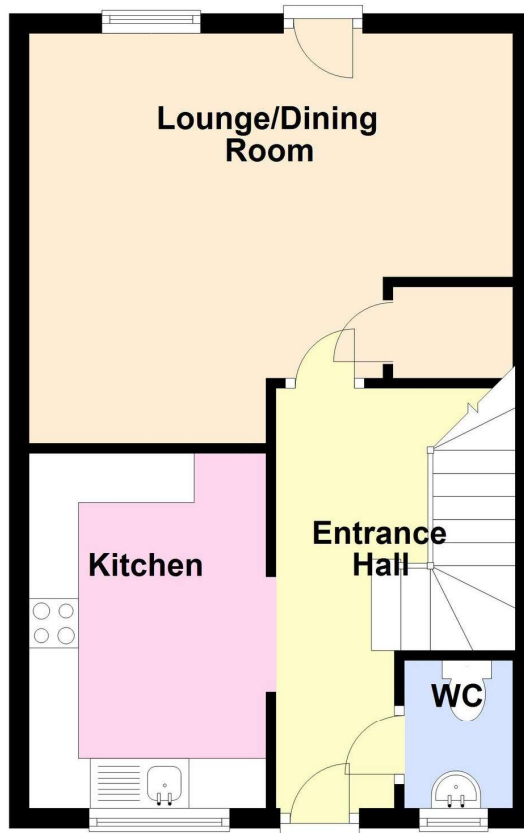
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Floorplan

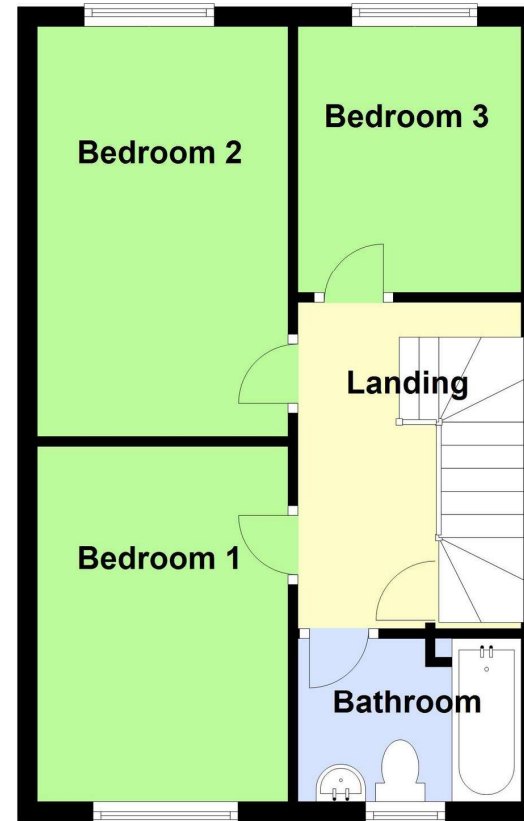
Ground Floor

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



First Floor

Approx. 40.0 sq. metres (431.0 sq. feet)



Total area: approx. 77.8 sq. metres (837.1 sq. feet)



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