



26 Tower Street, Boston, PE21 8RX



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Freehold

£239,950



## Key Features

- Semi-detached three storey house
- Four bedrooms
- Lounge & sitting room/study
- Dining room, kitchen & conservatory
- Two bathrooms both with separate showers
- Good sized enclosed rear garden
- Gas central heating & double glazing
- EPC rating E





A semi-detached three storey house within walking distance to the town centre and with a fantastic view of Boston Stump at the end of the street. Having over 2,100 square feet of well presented accommodation comprising: entrance hall, cloakroom, lounge, sitting room/study, dining room, kitchen and conservatory to ground floor. Three bedrooms and bathroom with separate shower to first floor. Further bedroom and bathroom with separate shower to the first floor. Outside the property has a good sized enclosed rear garden with a workshop. The property benefits from gas central heating and double glazing.

#### ACCOMMODATION

Part glazed uPVC front entrance door with fanlight over through to the:

#### ENTRANCE HALL

Having coved ceiling, radiator, tiled floor, downstairs storage cupboard and staircase rising to first floor.

#### CLOAKROOM

Having window to side elevation, hand basin inset to vanity unit with cupboard under and WC with concealed cistern.

#### LOUNGE

4.55m x 4.69m (14'11" x 15'5")

(max) Having box bay window to front elevation, coved ceiling with moulded ceiling rose, radiator and fireplace with cast iron & tiled insert, tiled hearth and wooden surround.

#### SITTING ROOM/STUDY

3.92m x 4.01m (12'11" x 13'2")

Having full height picture window to rear elevation overlooking the garden, coved ceiling, radiator and wall mounted contemporary style electric fire.

#### DINING ROOM

3.46m x 3.49m (11'5" x 11'6")

Having window to side elevation, coved ceiling, radiator and wood effect flooring.

#### KITCHEN

3.01m x 3.39m (9'11" x 11'1")

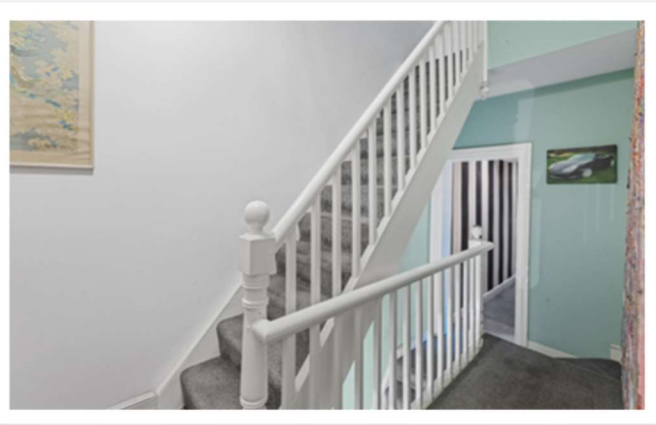
Having window to rear elevation, window overlooking the conservatory and continuation of wood effect flooring. Fitted with a range of base & wall units with work surfaces & upstands comprising: composite sink with drainer & mixer tap inset to work surface, cupboards, space & plumbing for automatic washing machine & tumble dryer under, cupboards and gas fired boiler providing for both domestic hot water & heating to the ground & first floor. Work surface return with inset gas hob, cupboards & drawers under, cupboard & contemporary style extractor over. Further work surface return with cupboard under, cupboard over and tall unit to side housing integrated electric double oven with drawers under & cupboard over.





 **NEWTONFALLOWELL**





#### CONSERVATORY

Of sealed unit double glazed uPVC frame construction with polycarbonate roof. Having part glazed door to front elevation and tiled floor.

#### FIRST FLOOR LANDING

Having radiator and staircase rising to second floor.

#### BEDROOM TWO

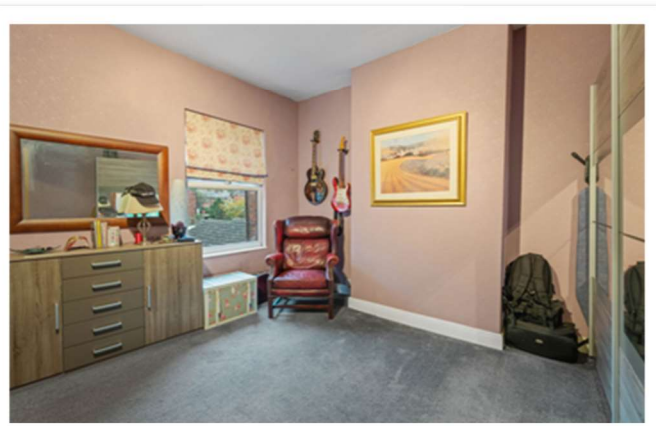
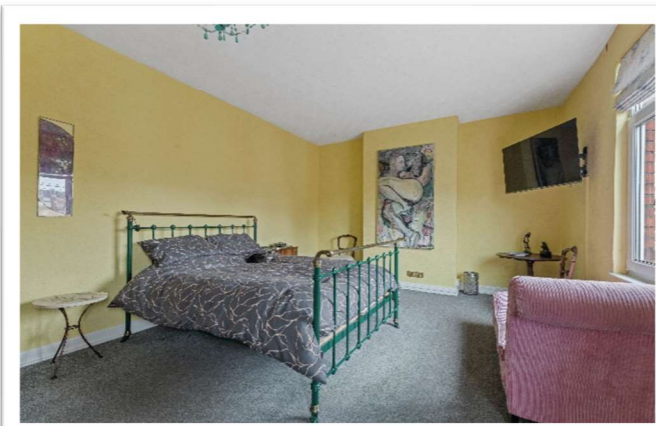
3.99m x 5.98m (13'1" x 19'7")

Having two windows to front elevation and radiator.

#### BEDROOM THREE

3.94m x 3.99m (12'11" x 13'1")

Having window to rear elevation and radiator.



#### BEDROOM FOUR

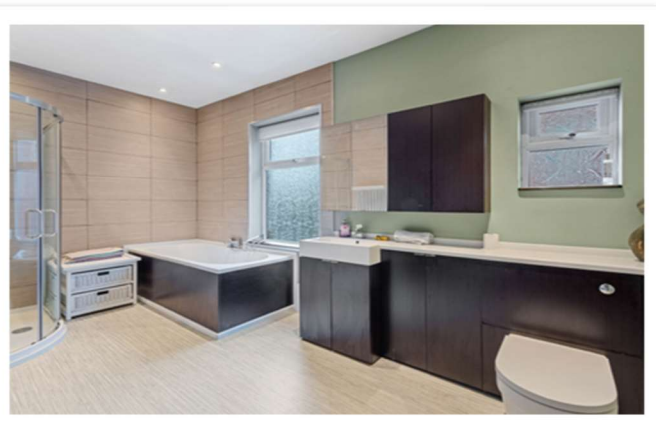
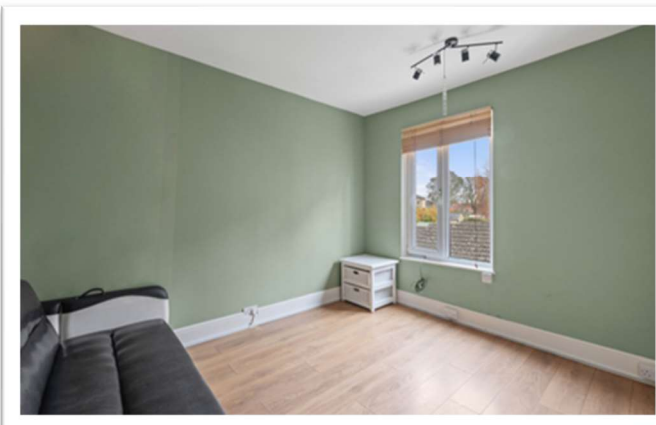
3.08m x 3.46m (10'1" x 11'5")

Having window to side elevation, radiator and laminate flooring.

#### BATHROOM

2.38m x 4.28m (7'10" x 14'0")

Having two windows to side elevation, inset ceiling spotlights, radiator with shelf over, part tiled walls and vinyl flooring. Fitted with a suite comprising: walk-in shower enclosure with mixer shower fitting, panelled bath with central mixer tap & hand held shower attachment, hand basin inset to vanity unit with cupboards under, cupboard over and WC with concealed cistern.





## SECOND FLOOR LANDING

Having radiator.

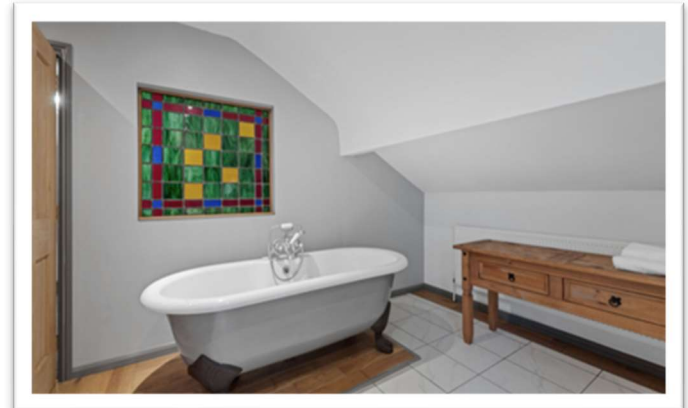
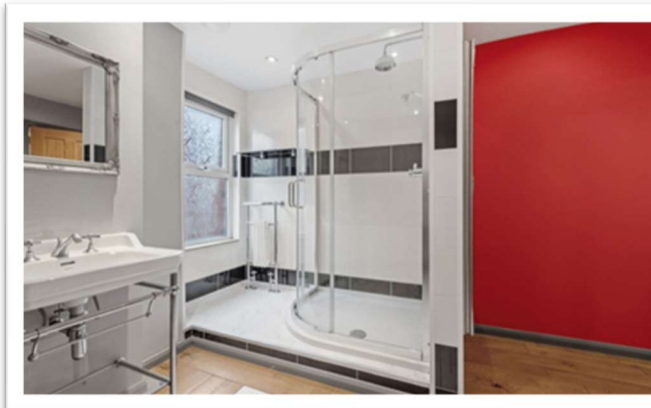
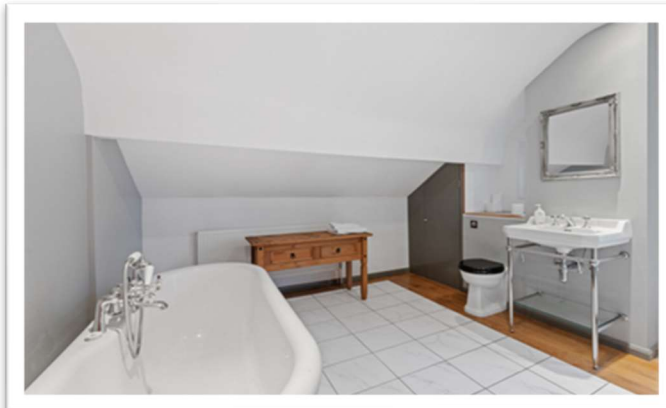
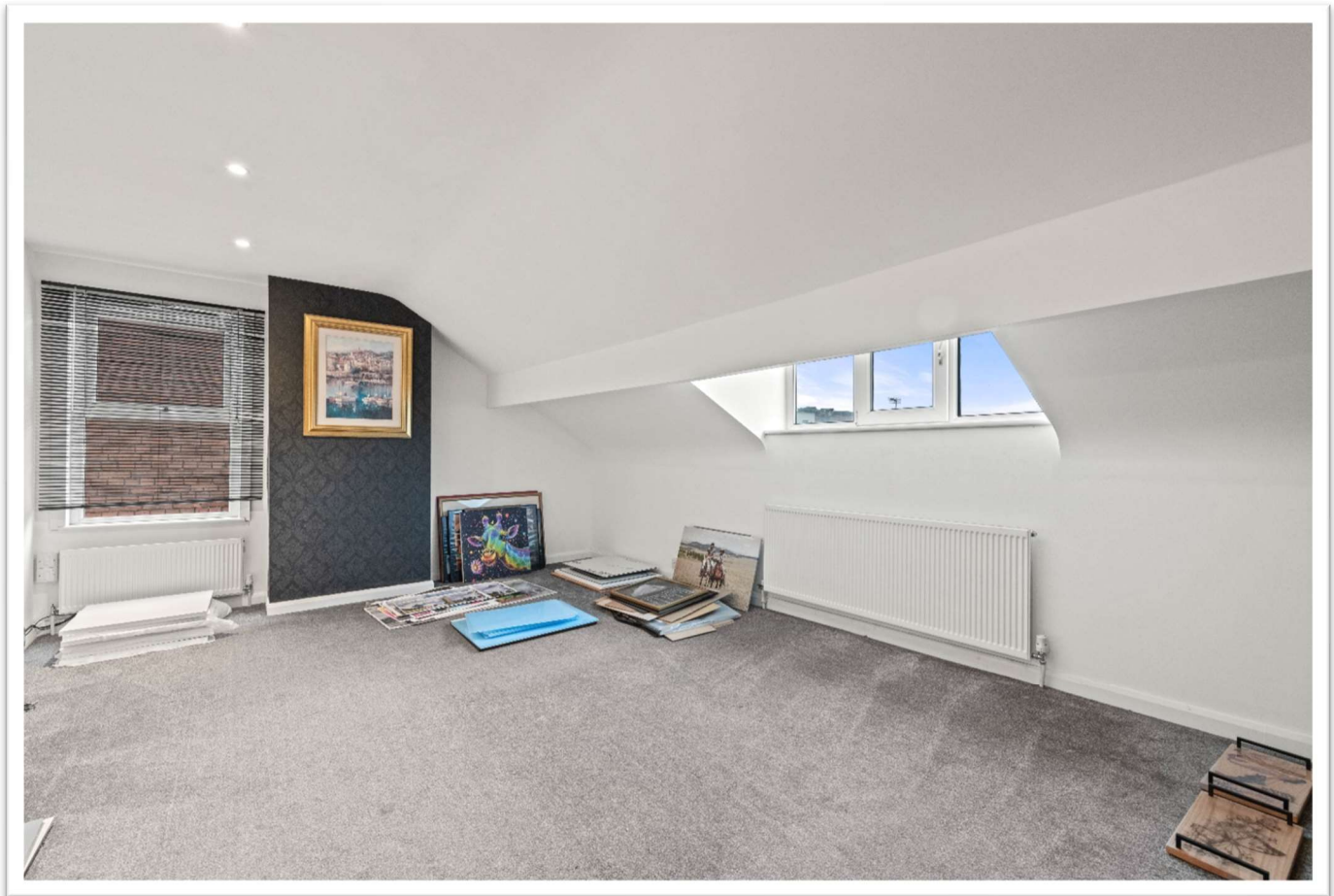
## BEDROOM ONE

3.93m x 5.96m (12'11" x 19'7")

Having dormer window to front elevation, further window to side elevation, inset ceiling spotlights, radiator and access to roof space.

## FURTHER BATHROOM

Having two windows to side elevation, feature coloured glass windows overlooking the landing, inset ceiling spotlights, radiator, further radiator incorporating heated towel rail, tile & wood effect flooring and cupboard housing gas fired boiler providing for heating to the second floor. Fitted with a suite comprising: fully tiled shower enclosure with mixer shower fitting, free-standing roll-top bath with central mixer tap & hand held shower attachment, wall mounted hand basin on stand with shelf under and WC with concealed cistern.





### EXTERIOR

To the front of the property there is a small garden enclosed by hedging with a footpath leading to the front entrance door. Gated access to the:

### REAR GARDEN

Being enclosed and having a concrete courtyard & patio area, lawned garden with borders, decked footpath leading to the:

### WORKSHOP

3.04m x 6.7m (10'0" x 22'0")

Of timber construction and having double doors & windows to front, light & power. To the rear of the workshop there is a further garden area with a garden shed.

The vendor currently has a Boston Borough Council blue car park parking permit which will be available to potential purchasers. (£65 per quarter)

### SERVICES

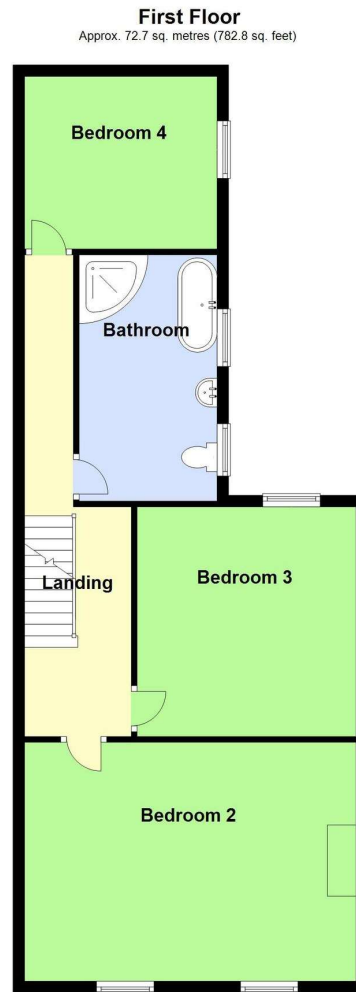
The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators to the ground & first floor and there is a further gas fired boiler serving radiators to the second floor. The property is double glazed and the current council tax is band B.

### VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.



# Floorplan



Total area: approx. 198.3 sq. metres (2134.7 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.

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