



45 Maple Road, Boston, PE21 0BZ



Freehold

£160,000



Key Features

- Detached bungalow
- Two bedrooms
- Lounge & dining kitchen
- Shower room & separate WC
- Driveway & garage
- Enclosed rear garden
- NO CHAIN
- EPC rating D





A detached bungalow in a popular residential location on the outskirts of town. Having accommodation comprising: entrance hall, lounge, inner hall, dining kitchen, two bedrooms, shower room and separate WC. Outside the property has a driveway providing off-road parking, a garage and an enclosed rear garden.

ACCOMMODATION

Part glazed uPVC entrance door through to the:

ENTRANCE HALL

Having storage cupboard.

LOUNGE

5.17m x 3.73m (17'0" x 12'2")

Having window to front elevation, coved ceiling and fireplace with tiled back & hearth and wooden surround.

INNER HALL

Having access to roof space.

DINING KITCHEN

5.17m x 3.03m (17'0" x 9'11")

Having windows to front & side elevations, part glazed uPVC door to side elevation and tiled floor. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl composite sink with drainer & mixer and gas hob inset to work surface, cupboards, drawers, space & plumbing for automatic washing machine & tumble dryer under, cupboards & extractor over. Further work surface with cupboards & drawers under, tall unit to side housing integrated electric double oven with drawers under, cupboard over and further tall unit to side.

BEDROOM ONE

4.01m x 2.82m (13'2" x 9'4")

Having window to rear elevation, coved ceiling, television aerial connection point and built-in wardrobes.

BEDROOM TWO

3.08m x 3.03m (10'1" x 9'11")

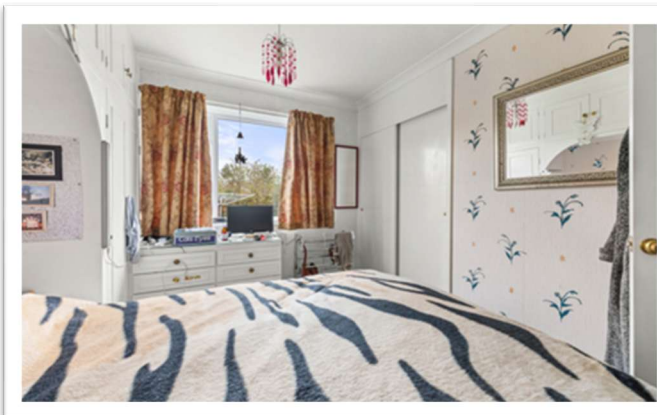
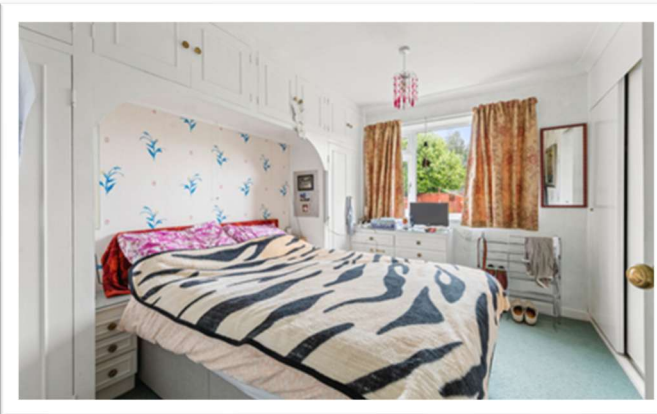
Having window to rear elevation, coved ceiling and built-in double wardrobe.

SHOWER ROOM

Having window to side elevation, tiled walls, tiled floor, airing cupboard housing hot water cylinder with shelving, double shower enclosure with electric shower fitting and pedestal hand basin.

SEPARATE WC

Having window to rear elevation, tiled floor and low level WC.



EXTERIOR

To the front of the property there is a small lawn with borders, outside lighting, gravelled parking area and block paved driveway providing off-road parking leading to the:

GARAGE

6.01m x 2.51m (19'8" x 8'2")

Having electric up-and-over door, door to garden, store area, light and power.

REAR GARDEN

Being fully enclosed with side access. Laid to lawn with a block paved footpath with border.

SERVICES

The property has mains electricity, water and drainage connected. The vendor advises that the gas has been disconnected at the mains but could easily be reconnected so the property. There is a gas fired boiler serving warm air heating once the gas has been reconnected. 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.

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.

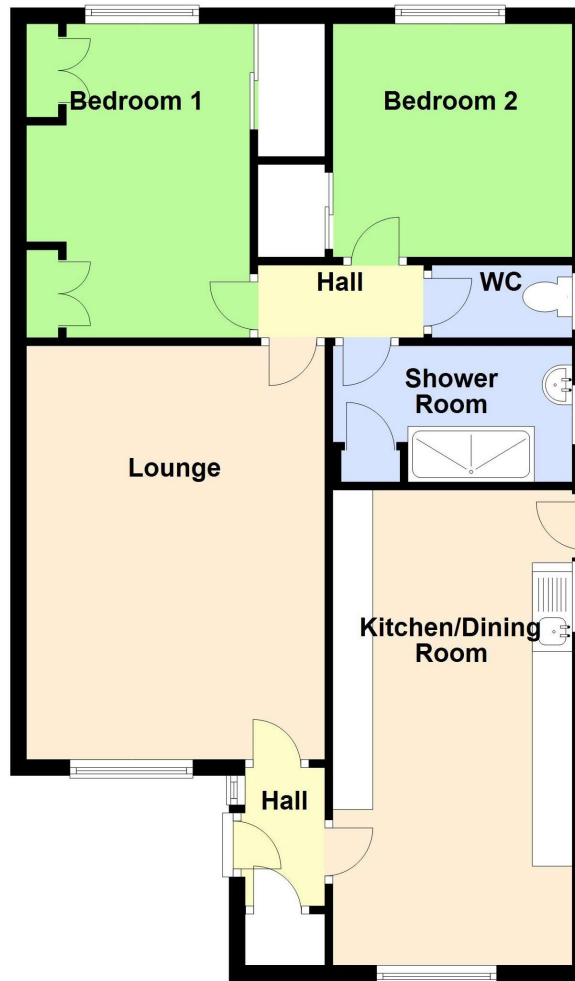




 **NEWTON
FALLOWELL**



Floorplan



Total area: approx. 71.7 sq. metres (771.7 sq. feet)



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