



20 Harrow Place, Boston, PE21 7FD



Freehold

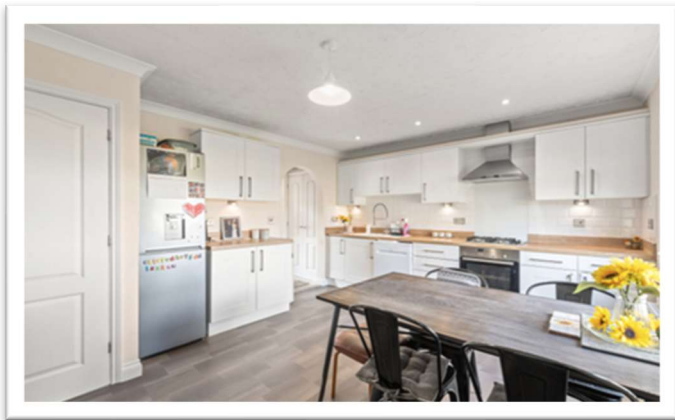
Offers in excess of £185,000



Key Features

- Mid terrace house
- Three bedrooms
- Lounge & dining kitchen
- Cloakroom/utility & bathroom
- Enclosed low maintenance rear garden
- Off-road parking to rear
- EPC rating B





A modern mid-terraced house on the outskirts of town and within walking distance to Boston West Primary School. Having well presented accommodation comprising: dining kitchen, cloakroom/utility, inner hall and lounge to ground floor. Three bedrooms and bathroom with separate shower to first floor. Outside the property has an enclosed low maintenance garden and off-road parking to the rear. The property benefits from gas central heating and double glazing.

ACCOMMODATION

Part glazed front entrance door through to the:

DINING KITCHEN

16'10" x 12'5" (5.1m x 3.8m)

Having window to front elevation, coved ceiling with inset ceiling spotlights, radiator, wood effect flooring and built-in cupboard. Fitted with a range of base & wall units with work surfaces, upstands & tiled splashbacks comprising: composite sink with drainer & mixer tap and gas hob inset to work surface, integrated electric oven, cupboards, drawers and space for dishwasher under, cupboards & stainless steel cooker hood over. Further work surface with cupboards under, cupboards over and space for upright fridge/freezer to one side. Further work surface forming breakfast bar.

CLOAKROOM/UTILITY

Having coved ceiling, radiator, wood effect flooring, close coupled WC, wall mounted corner hand basin and work surface with space & plumbing for automatic washing machine under. From the dining kitchen an archway leads through to the:

INNER HALL

Having continuation of wood effect flooring, staircase rising to first floor and built-in cupboard.

LOUNGE

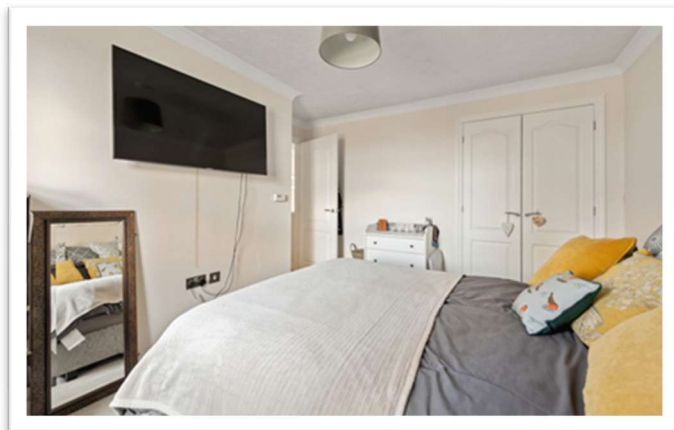
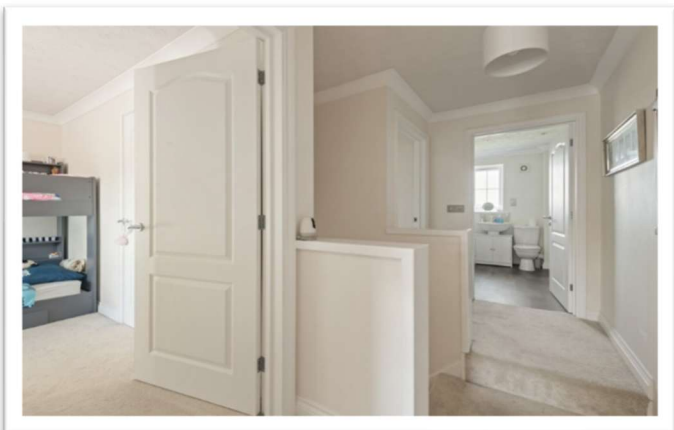
16'10" x 10'7" (5.1m x 3.2m)

Having window and glazed uPVC door to rear elevation, coved ceiling, radiator, wood effect flooring and television aerial connection point.



 **NEWTON FALLOWELL**





FIRST FLOOR LANDING

Having coved ceiling and access to roof space.

BEDROOM ONE

12'6" x 11'3" (3.8m x 3.4m)

(max) Having window to front elevation, coved ceiling, radiator and built-in wardrobe.

BEDROOM TWO

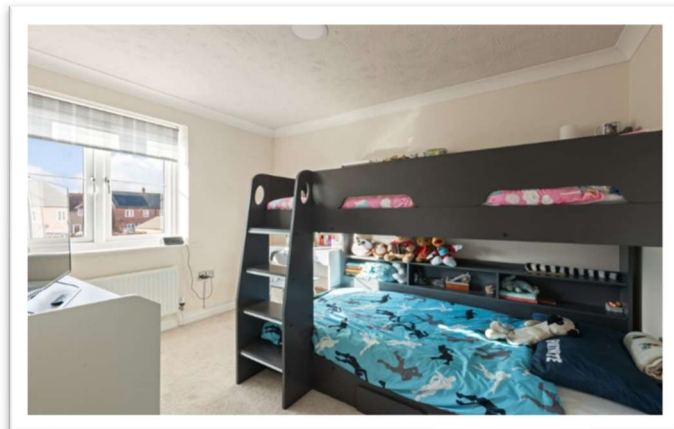
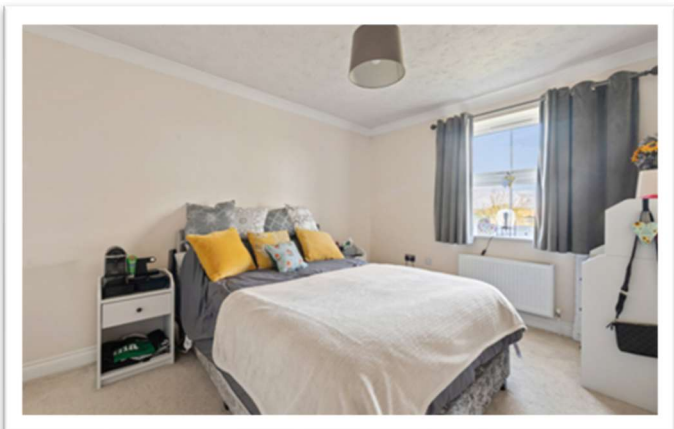
11'3" x 10'7" (3.4m x 3.2m)

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

BEDROOM THREE

8'6" x 6'7" (2.6m x 2m)

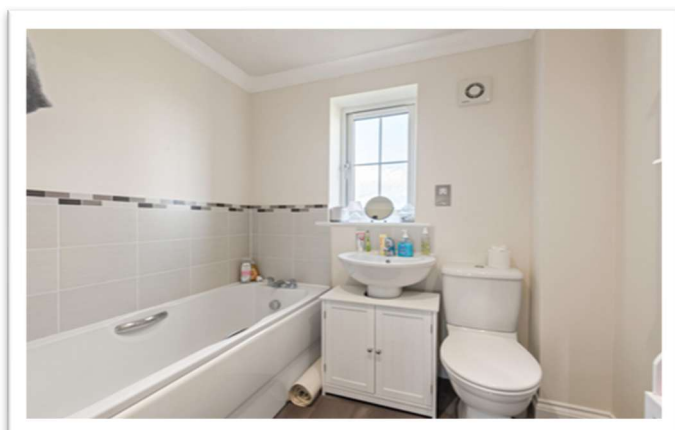
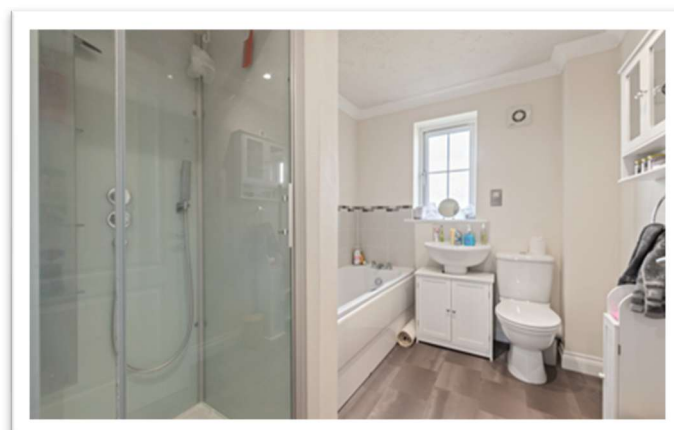
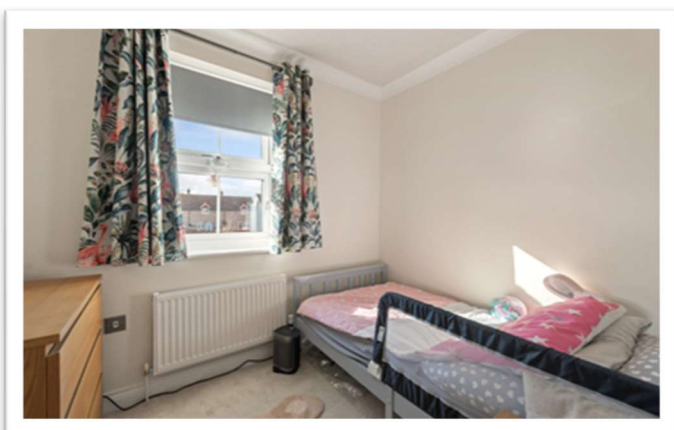
Having window to rear elevation, coved ceiling and radiator.



BATHROOM

Having window to front elevation, coved ceiling with inset ceiling spotlights, radiator, wood effect flooring and extractor. Fitted with a suite comprising: panelled bath with tiled splashback, fully tiled shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin with tiled splashback.

 **NEWTONFALLOWELL**



EXTERIOR

To the front of the property there is a paved footpath with steps up to the front entrance door.

REAR GARDEN

Being enclosed by timber fencing and gravelled for ease of maintenance. Having a paved patio area, garden shed and a paved footpath to a rear entrance gate which gives access to a parking space.

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.

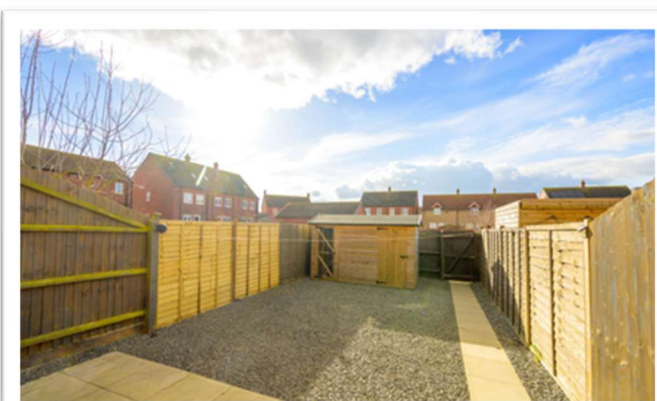
VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

AGENT'S NOTES

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.

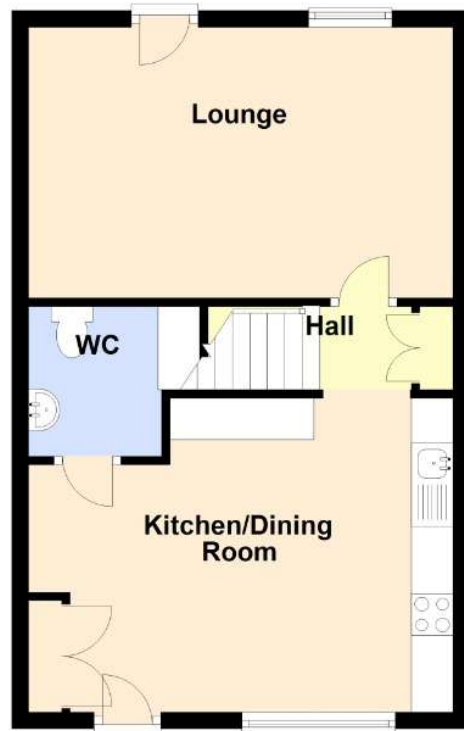
Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.



Floorplan

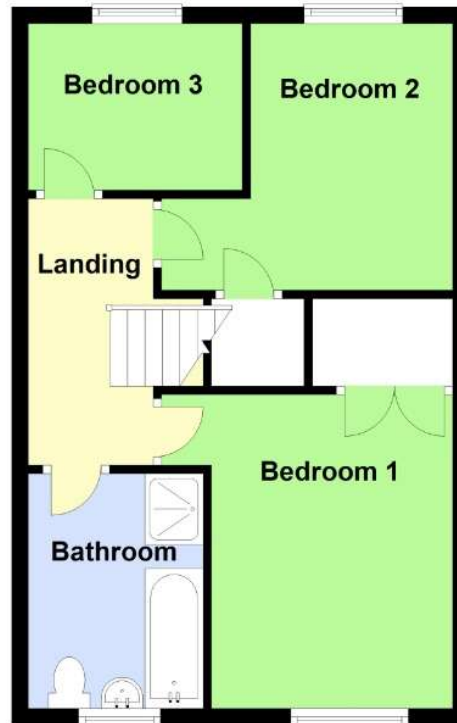
Ground Floor

Approx. 41.9 sq. metres (451.2 sq. feet)



First Floor

Approx. 41.9 sq. metres (451.2 sq. feet)



Total area: approx. 83.8 sq. metres (902.5 sq. feet)



 **NEWTONFALLOWELL**

Newton Fallowell Boston (Sales)

01205 353100

boston@newtonfallowell.co.uk