



52 Smalley Road, Fishtoft, Boston, PE21 0NJ

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Freehold

£210,000



## Key Features

- Well presented detached house
- Three bedrooms
- Lounge & dining kitchen
- Conservatory
- Cloakroom, en-suite & bathroom
- Driveway & garage
- Enclosed rear garden
- EPC rating C





A modern and well presented detached house located towards the end of a cul-de-sac in a popular residential location on the outskirts of town. Having accommodation comprising: entrance porch, lounge, cloakroom, dining kitchen and conservatory to ground floor. Master bedroom with en-suite, two further bedrooms and bathroom to first floor. Outside the property has a driveway providing off-road parking, a garage and an enclosed rear garden. The property benefits from gas central heating and double glazing.

#### ACCOMMODATION

Part glazed front entrance door through to the:

#### ENTRANCE PORCH

Having further door to the:

#### LOUNGE

3.98m x 3.26m (13'1" x 10'8")

Having window to front elevation, coved ceiling and radiator. Opening to a hallway with staircase rising to first floor and door to the:

#### CLOAKROOM

1.66m x 1.55m (5'5" x 5'1")

(max) Having close coupled WC and hand basin.

#### DINING KITCHEN

5.97m x 2.51m (19'7" x 8'2")

(max) Forming two areas comprising:

#### DINING AREA

Having coved ceiling, radiator, tiled floor, sliding doors to the conservatory, work surface forming dresser style unit with cupboards & drawers under, cupboards, drawers & plate racks over and tall unit to one corner. Opening to the:

#### KITCHEN AREA

Having window to rear elevation, part glazed door to side elevation, coved ceiling 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 tap inset to work surface, cupboards, integrated dishwasher, space & plumbing for automatic washing machine under, cupboards & gas fired boiler providing for both domestic hot water & heating over. Further work surface with cupboard under, cupboard over and space for range style cooker to side.

#### CONSERVATORY

2.83m x 2.88m (9'4" x 9'5")

Of sealed unit double glazed uPVC frame construction on brick walls with polycarbonate roof. Having glazed door to garden, tiled floor and ceiling fan/light fitting.





#### FIRST FLOOR LANDING

Having window to side elevation and built-in airing cupboard.

#### MASTER BEDROOM

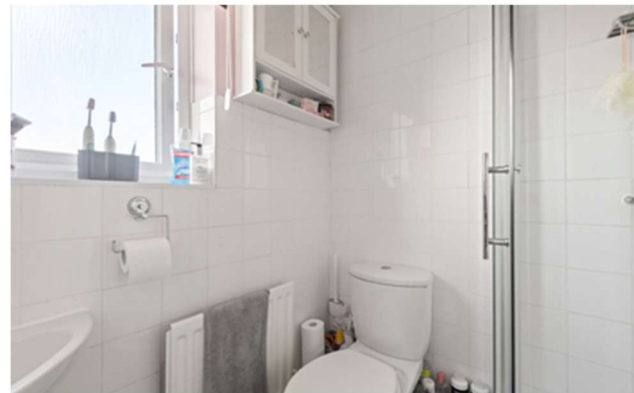
3.57m x 3.17m (11'8" x 10'5")

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

#### EN-SUITE

1.62m x 1.47m (5'4" x 4'10")

Having window to rear elevation, radiator, tiled walls, shower enclosure with mixer shower fitting, close coupled WC and hand basin.



### BEDROOM TWO

3.52m x 2.85m (11'6" x 9'5")

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

### BEDROOM THREE

2.9m x 2.35m (9'6" x 7'8")

Having window to front elevation, coved ceiling and radiator.

### BATHROOM

2.56m x 1.5m (8'5" x 4'11")

Having window to rear elevation, radiator, tile effect flooring, tiled splashbacks, panelled bath, close coupled WC and pedestal hand basin.



### EXTERIOR

To the front of the property there is a lawned garden with borders. A driveway provides off-road parking and leads to the:

### GARAGE

Having up-and-over door, light and power.

### REAR GARDEN

Being enclosed and having a paved patio, lawned garden with borders and garden shed.

### 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

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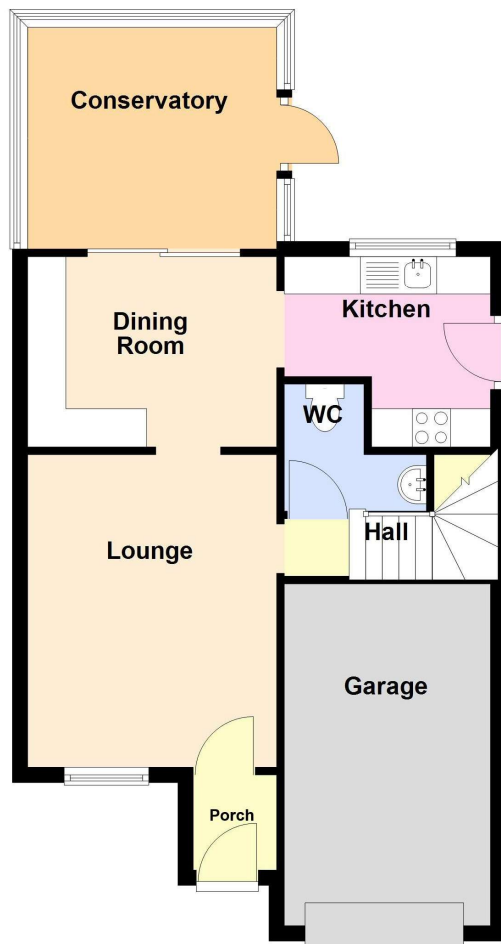
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## Floorplan

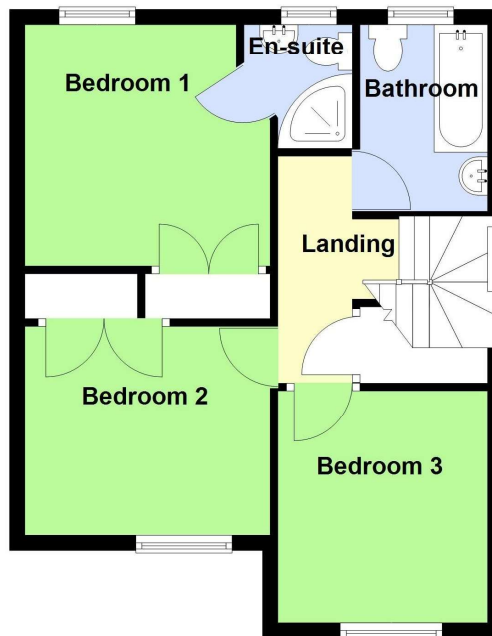
### Ground Floor

Approx. 57.0 sq. metres (613.9 sq. feet)



### First Floor

Approx. 43.9 sq. metres (472.8 sq. feet)



Total area: approx. 101.0 sq. metres (1086.6 sq. feet)



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