



15 Arundel Crescent, Boston, PE21 7QH



Freehold

£225,000



Key Features

- Link detached house
- Three bedrooms
- Lounge & dining kitchen
- Conservatory
- Cloakroom & shower room
- Driveway & larger than average garage
- Enclosed rear garden
- NO CHAIN
- EPC rating D





A link detached house in a popular residential location off Sleaford Road and within walking distance to Boston West primary school. Having accommodation comprising: entrance porch, entrance hall, lounge, dining kitchen, inner lobby, cloakroom and conservatory to ground floor. Three bedrooms and re-fitted shower room to first floor. Outside the property has a driveway providing off-road parking, a larger than average garage and a low maintenance enclosed rear garden. The property benefits from gas central heating and double glazing. **NO CHAIN**

ACCOMMODATION

Part glazed entrance door through to the:

ENTRANCE PORCH

Having windows to front & side elevations, gas fired boiler providing for both domestic hot water & heating and part glazed door with side screen to the:

ENTRANCE HALL

Having coved ceiling, radiator, smoke alarm, built-in cupboard and staircase rising to first floor.

LOUNGE

5.04m x 3.98m (16'6" x 13'1")

Having window to front elevation, coved ceiling, two radiators, television aerial & telephone connection points and fireplace with marble back & hearth, inset gas fire and ornamental surround.



DINING KITCHEN

3.91m x 2.39m (12'10" x 7'10")

Having window to rear elevation overlooking the conservatory, coved ceiling and radiator. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards, appliance spaces & open-ended shelving under, cupboard & open-ended shelving over. Work surface return with inset gas hob, integrated electric double oven, cupboard & drawers under, cupboards & concealed cooker hood over. Further wall mounted cupboards & open-ended shelving.

INNER LOBBY

Having understairs storage cupboard.

CLOAKROOM

Having window to rear elevation, coved ceiling, tiled walls, low level WC and wall mounted hand basin.

CONSERVATORY

3.77m x 3.25m (12'5" x 10'8")

Of sealed unit double glazed uPVC frame construction on brick walls with insulated uPVC panel roof. Having french doors to garden, door to side, radiator, tiled floor and television aerial connection point.



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FIRST FLOOR LANDING

Having window to side elevation, coved ceiling, smoke alarm and airing cupboard housing hot water cylinder with shelving.

BEDROOM ONE

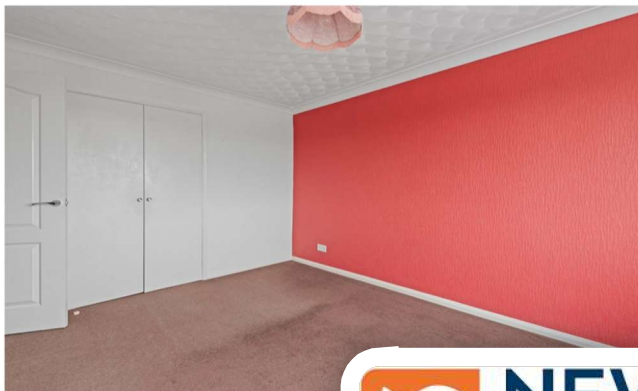
3.81m x 3.03m (12'6" x 9'11")

Having window to front elevation, coved ceiling, radiator, telephone connection point and built-in double wardrobe.

BEDROOM TWO

3.03m x 3.02m (9'11" x 9'11")

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



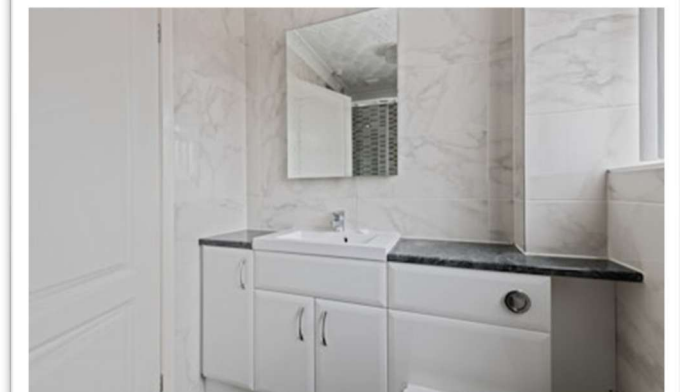
BEDROOM THREE

2.37m x 1.82m (7'10" x 6'0")

Having window to front elevation, coved ceiling and radiator.

SHOWER ROOM

Having window to rear elevation, coved ceiling, radiator, tiled walls and extractor. Re-fitted with a suite comprising: shower enclosure with mixer shower fitting, hand basin inset to vanity unit with cupboards under & illuminated mirror over and WC with concealed cistern.



EXTERIOR

To the front of the property there is a slate area with a paved footpath. A rubber crumb driveway provides off-road parking and leads to the:

GARAGE

8.69m x 2.51m (28'6" x 8'2")

(max) Having electric roller door, window to rear, door to garden, light and power.

Gated access to the:

REAR GARDEN

Being enclosed and having a raised gravelled flower bed, paved patio & footpaths, two artificial grass areas and two garden sheds with both having power.

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 C.

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

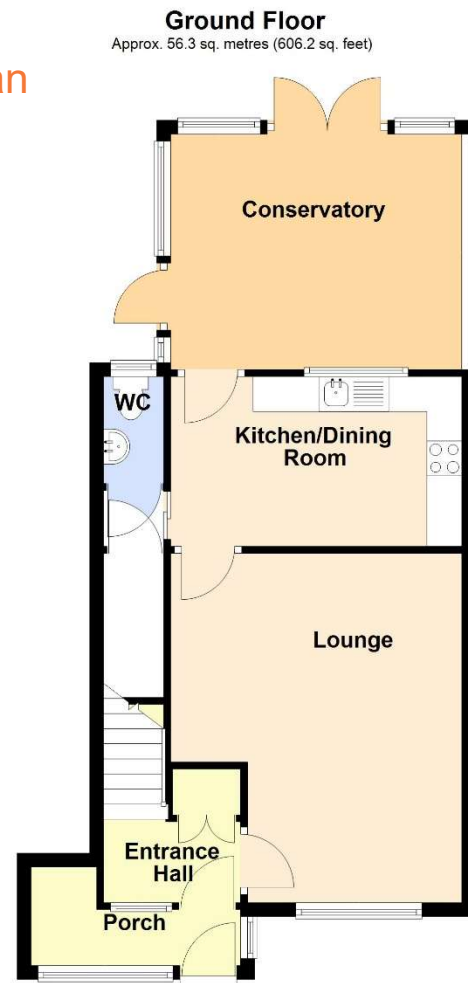
AGENT'S NOTES

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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



Total area: approx. 94.9 sq. metres (1021.9 sq. feet)



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Newton Fallowell Boston (Sales)

01205 353100

boston@newtonfallowell.co.uk