



4 Clover Walk, Boston, PE21 9EN

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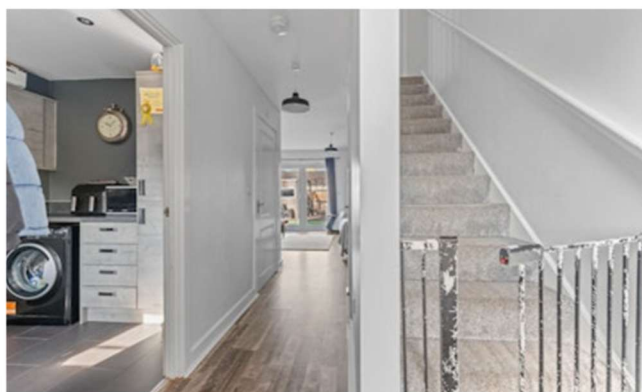
Leasehold

50% Shared ownership £112,500



Key Features

- Semi-detached house
- Three bedrooms
- Kitchen & lounge/diner
- Cloakroom, en-suite & bathroom
- Driveway & garage
- Enclosed rear garden
- Gas central heating & double glazing
- EPC rating B





A 50% shared ownership semi-detached house on a new development off Sibsey Road and convenient for the Pilgrim Hospital. Having accommodation comprising: entrance hall, kitchen, cloakroom and lounge/diner 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.

ACCOMMODATION

Part glazed front entrance door with canopy over through to the:

ENTRANCE HALL

Having radiator, smoke alarm, wood effect flooring, understairs storage cupboard and staircase rising to first floor.

KITCHEN

3.16m x 2.43m (10'5" x 8'0")

Having window to front elevation, inset ceiling spotlights and tile effect flooring. Fitted with a range of base & wall units with work surfaces & upstands comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards & integrated dishwasher under.

Work surface return with inset gas hob, kickboard heater, integrated electric oven & cupboards under, cupboards & stainless steel cooker hood over. Further work surface return with drawers, space & plumbing for automatic washing machine under, tall unit to side housing integrated fridge/freezer.

CLOAKROOM

Having close coupled WC and hand basin.

LOUNGE/DINER

4.56m x 3.56m (15'0" x 11'8")

Having window to side elevation, french doors to rear elevation & garden, two radiators and wood effect flooring.





FIRST FLOOR LANDING

Having access to roof space.

MASTER BEDROOM

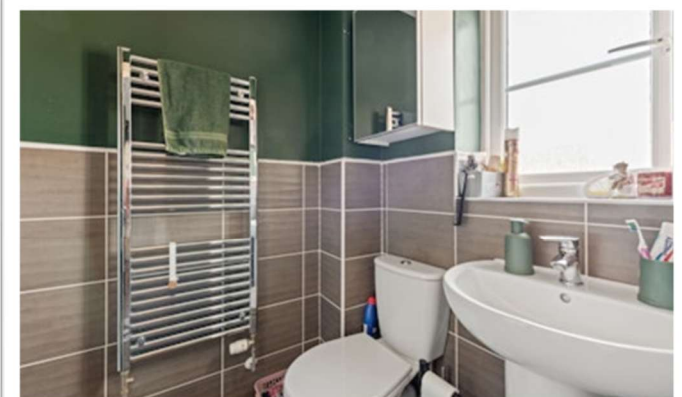
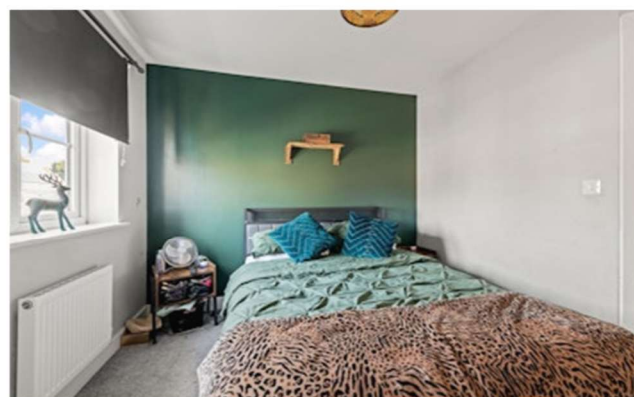
3.05m x 2.89m (10'0" x 9'6")

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

EN-SUITE

Having window to rear elevation, heated towel rail, wood effect flooring and tiled walls to dado height. Fitted with a suite comprising: shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.

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BEDROOM TWO

3m x 2.43m (9'10" x 8'0")

Having window to front elevation and radiator.

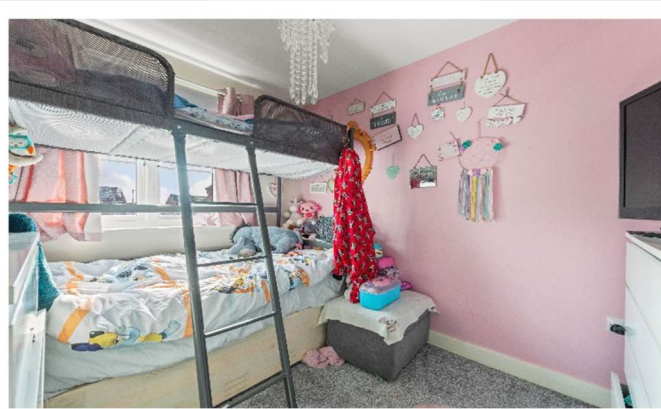
BEDROOM THREE

2.05m x 1.95m (6'8" x 6'5")

Having window to front elevation, radiator and built-in cupboard.

BATHROOM

Having window to side elevation, heated towel rail, wood effect flooring and tiled walls to dado height. Fitted with a suite comprising: panelled bath, close coupled WC and pedestal hand basin.



EXTERIOR

To the front of the property there is a lawned garden with a paved footpath leading to the front entrance door. A driveway provides off-road parking and leads to the:

GARAGE

Having up-and-over door.

Gated access to the:

REAR GARDEN

Being enclosed and having a paved patio, artificial grass, decked area with pergola, garden shed and an enclosed children's play area to the side.

SHARED OWNERSHIP

The monthly rent is £276.32. Monthly lease management fee is £25.61. Annual buildings insurance is £7.91. Monthly management company charge is £34.15.

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 property also has solar panels and the current council tax is band B.



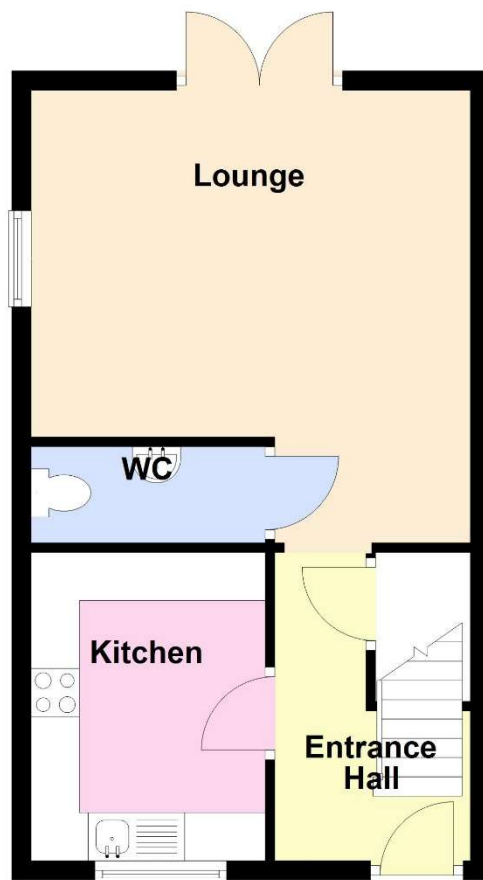
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Floorplan

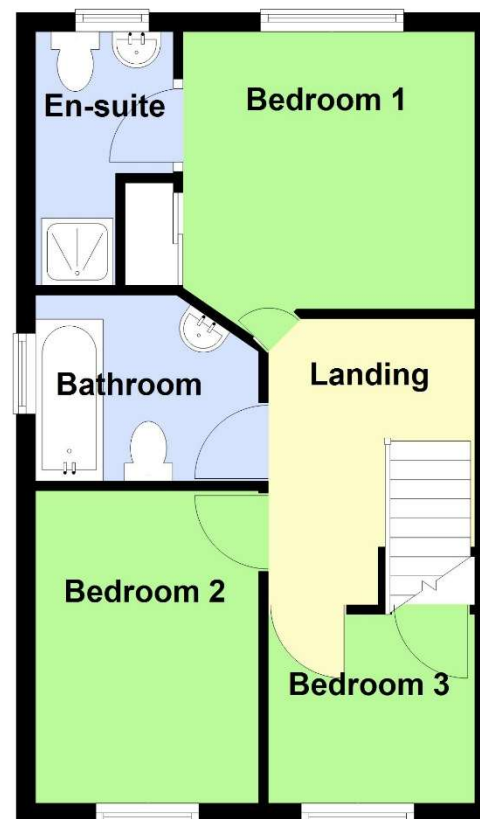
Ground Floor

Approx. 36.5 sq. metres (392.7 sq. feet)



First Floor

Approx. 36.3 sq. metres (390.8 sq. feet)



Total area: approx. 72.8 sq. metres (783.5 sq. feet)



Newton Fallowell Boston (Sales)

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VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

AGENT'S NOTES

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