



15 Riverway, Boston, PE21 0BY



3



1



2

Freehold

£209,950



Key Features

- Unique detached house
- Three bedrooms
- Lounge & dining room
- Kitchen & shower room
- Off-road parking to front
- Enclosed rear garden
- Gas central heating & double glazing
- EPC rating E





A unique detached house on the outskirts of town. Having accommodation comprising: kitchen, dining room, lounge, inner hall, two bedrooms and shower room to ground floor. Further bedroom to first floor. Outside the property has a driveway providing off-road parking to the front and an enclosed garden to the rear. The property benefits from gas central heating and double glazing.

ACCOMMODATION

Part glazed side entrance door through to the:

KITCHEN

4.35m x 2.58m (14'4" x 8'6")

Having window to rear elevation, coved ceiling, radiator and tile effect flooring. 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 & drawers under. Work surface return with cupboards, drawers, space & plumbing for automatic washing machine under, cupboards & gas fired boiler providing for both domestic hot water & heating over.

Further work surface return with space for electric cooker, cupboards & drawers under, cupboards and concealed cooker hood over, space for upright fridge/freezer to side.

DINING ROOM

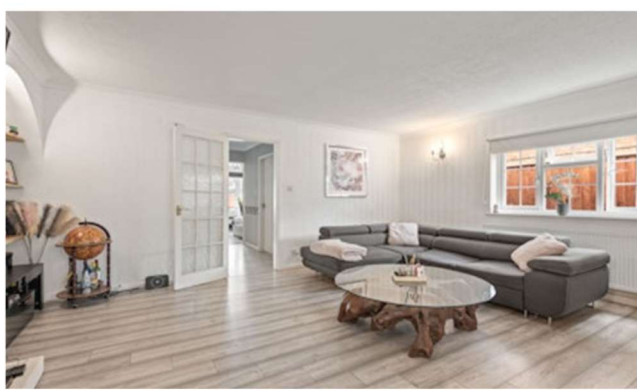
4.53m x 2.89m (14'11" x 9'6")

Having french doors to rear elevation, coved ceiling, radiator and laminate flooring. Archway to the:

LOUNGE

5.59m x 4.6m (18'4" x 15'1")

Having window to side elevation, radiator, continuation of laminate flooring and telephone connection point.







INNER HALL

Having window to side elevation, coved ceiling, radiator, laminate flooring and staircase rising to first floor.

BEDROOM THREE

4.01m x 3.42m (13'2" x 11'2")

Having bow window to front elevation, coved ceiling, radiator and understairs storage cupboard.

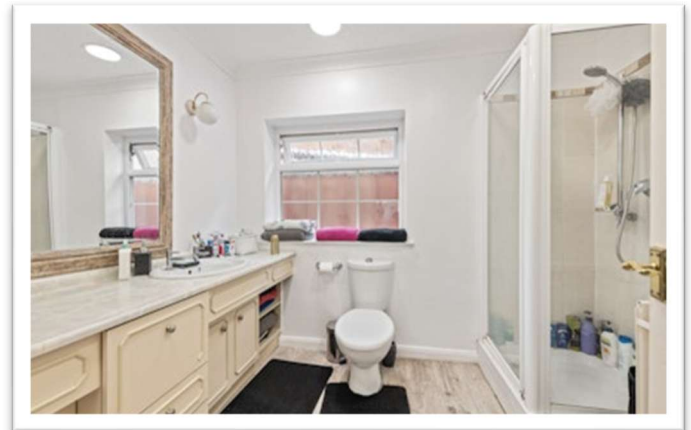
BEDROOM TWO

3.99m x 3.05m (13'1" x 10'0")

Having bow window to front elevation, coved ceiling, radiator and laminate flooring.

SHOWER ROOM

Having window to side elevation, coved ceiling, radiator, wood effect flooring, access to roof space and airing cupboard housing hot water cylinder with shelving. Fitted with a suite comprising: fully tiled shower enclosure with mixer shower fitting, close coupled WC and hand basin inset to vanity unit with cupboards & drawers under.



FIRST FLOOR LANDING

Having coved ceiling and door to:

BEDROOM ONE

5.62m x 3.95m (18'5" x 13'0")

(max) Having two windows to front elevation, coved ceiling, radiator, access to roof space and range of fitted wardrobes, cupboards & drawers.



EXTERIOR

To the front of the property there is a lawned garden and a driveway provides off-road parking.

REAR GARDEN

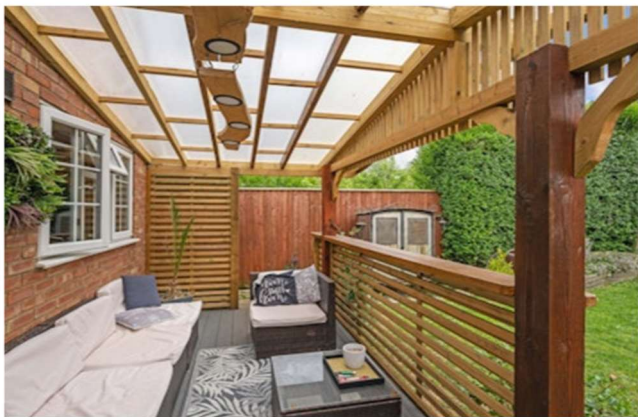
Being enclosed with side access. Laid to lawn with borders and having a decked covered veranda and garden shed.

SERVICES

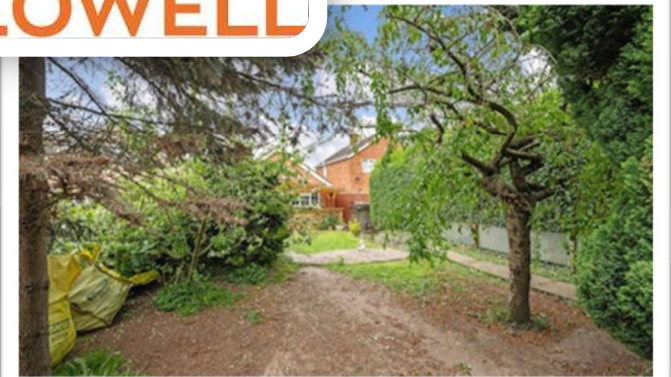
The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators and the property is double glazed. The current council tax is band B.

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.



 **NEWTON
FALLOWELL**



Floorplan



Newton Fallowell Boston (Sales)

01205 353100

boston@newtonfallowell.co.uk

AGENT'S NOTES

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