



22 Rider Gardens, Fishtoft, Boston, PE21 0BN



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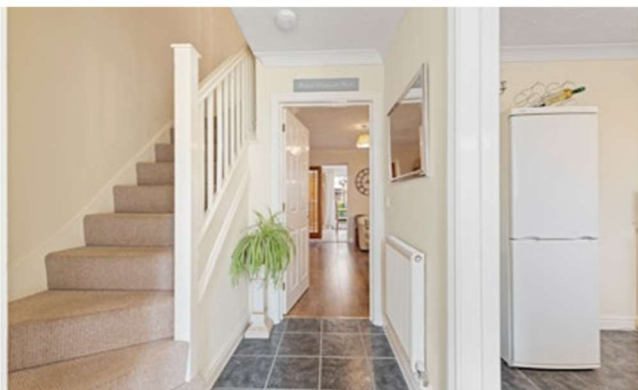
Freehold

£209,950



Key Features

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





A semi-detached house in a popular village location. Having well presented accommodation comprising: entrance hall, cloakroom, kitchen, lounge and dining/garden room to ground floor. Master bedroom with en-suite, two further bedrooms and bathroom to first floor. Outside the property has an enclosed front garden, driveway providing off-road parking, garage and enclosed garden to the rear. The property benefits from gas central heating and double glazing.

ACCOMMODATION

Part glazed front entrance door through to the:

Work surface return with inset gas hob, integrated electric oven, cupboard, drawer & space for tumble dryer under, cupboards, concealed cooker hood & gas fired boiler providing for both domestic hot water & heating over.

ENTRANCE HALL

Having coved ceiling, radiator, tiled floor and staircase rising to first floor.

LOUNGE

4.65m x 4.17m (15'4" x 13'8")

Having window to rear elevation overlooking the garden room, coved ceiling, radiator & wood effect flooring. Glazed double doors through to the:

CLOAKROOM

1.6m x 0.81m (5'2" x 2'8")

Having coved ceiling, radiator, tiled floor, close coupled WC and hand basin with tiled splashback.

DINING/GARDEN ROOM

4.23m x 2.67m (13'11" x 8'10")

Having windows to both side elevations, french doors to rear elevation & garden, two rooflights and wood effect flooring.

KITCHEN

3.49m x 2.4m (11'6" x 7'11")

Having window to front elevation, coved ceiling, radiator and tiled floor. Fitted with a range of base & wall units with work surfaces & upstands comprising: 1 1/4 bowl composite sink with drainer & mixer tap inset to work surface, cupboards, space & plumbing for automatic washing machine under.



 **NEWTONFALLOWELL**





FIRST FLOOR LANDING

Having coved ceiling

MASTER BEDROOM

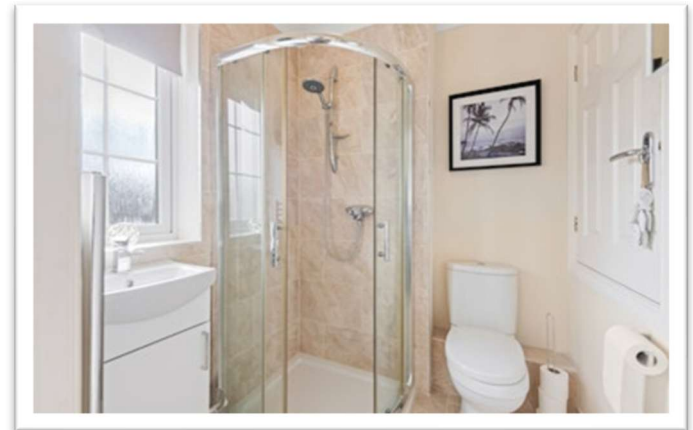
3.02m x 2.83m (9'11" x 9'4")

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

EN-SUITE

1.74m x 1.67m (5'8" x 5'6")

Having window to front elevation, coved ceiling, heated towel rail, tiled floor, built-in cupboard, fully tiled shower enclosure with mixer shower fitting, close coupled WC and hand basin with cupboard under.



BEDROOM TWO

2.72m x 2.48m (8'11" x 8'1")

Having window to rear elevation, coved ceiling and radiator.

BEDROOM THREE

3.05m x 2.1m (10'0" x 6'11")

Having window to rear elevation, coved ceiling and radiator.

BATHROOM

2.03m x 1.78m (6'8" x 5'10")

Having window to side elevation, coved ceiling, radiator, tiled splashbacks, vinyl flooring and extractor. 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 enclosed by wrought iron railings with a paved footpath leading to the front entrance door.

GARAGE

Located to the rear of the property and having off-road parking to the front and an up-and-over door.

REAR GARDEN

Being enclosed and laid to lawn with raised planters and a paved patio.

SERVICES

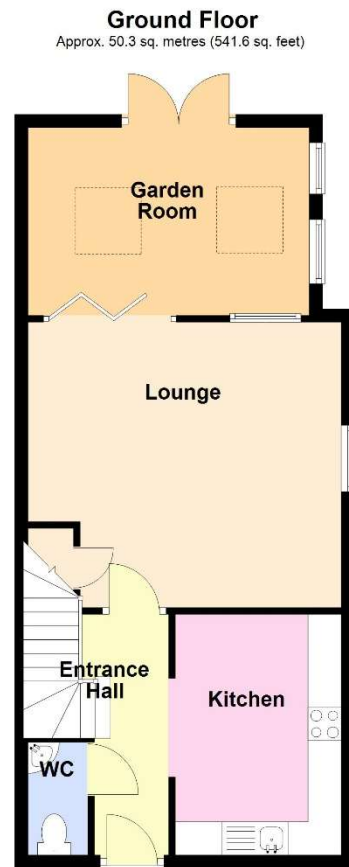
The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators and the property is double glazed. The current council tax is band B.

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.



Floorplan



Total area: approx. 88.2 sq. metres (949.5 sq. feet)



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Newton Fallowell Boston (Sales)

01205 353100

boston@newtonfallowell.co.uk

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