



21 Oak Crescent, Boston, PE21 9EZ



Freehold

£179,950



Key Features

- Semi-detached bungalow
- Two bedrooms
- Lounge, kitchen & bathroom
- Driveway & garage
- Enclosed rear garden
- Gas central heating
- Double glazing
- EPC rating D





A semi-detached bungalow in a popular residential location within walking distance to Boston town centre. Having well presented accommodation comprising: entrance hall, lounge, kitchen, two bedrooms and bathroom. Outside the property has a gravelled front garden, 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 side entrance door with side screen through to the:

ENTRANCE HALL

Having coved ceiling, radiator, wood effect flooring and built-in cupboard.

LOUNGE

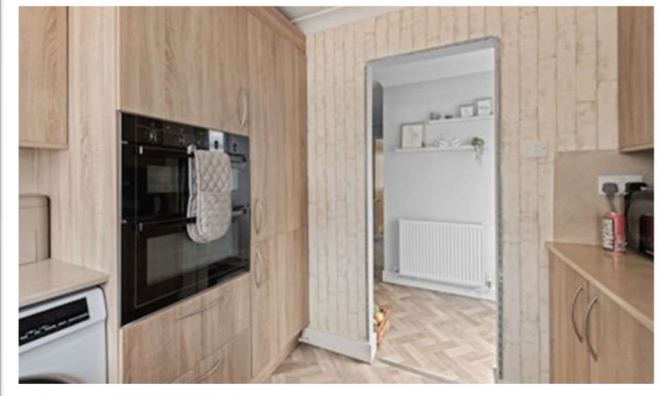
4.88m x 3.37m (16'0" x 11'1")

Having window to front elevation, coved ceiling, radiator and fireplace with inset living flame style fire.

KITCHEN

2.69m x 2.68m (8'10" x 8'10")

Having window to front elevation, coved ceiling and wood effect flooring. Fitted with a range of base & wall units with work surfaces & splashbacks comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboards under. Work surface return with inset electric hob, cupboards & drawers under, cupboards & concealed extractor over. Further work surface return with cupboard, space & plumbing for automatic washing machine under, cupboards over. Tall unit to side housing integrated electric double oven with drawers under & cupboard over, further tall unit to side.



BEDROOM ONE

4.27m x 2.61m (14'0" x 8'7")

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

BEDROOM TWO

2.68m x 2.65m (8'10" x 8'8")

Having window to rear elevation, coved ceiling, radiator, wood effect flooring and built-in wardrobe.

BATHROOM

1.94m x 1.57m (6'5" x 5'2")

Having window to side elevation, coved ceiling, radiator, majority tiled walls, wood effect flooring, extractor, bath with mixer tap & shower attachment, close coupled WC and pedestal hand basin.



EXTERIOR

To the front of the property there is a gravelled garden. A driveway provides off-road parking which leads to gated access to the side leading to the side entrance door and the:

GARAGE

Having up-and-over door, window & door to side.

REAR GARDEN

Being enclosed and laid to lawn with a paved patio & footpaths 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.

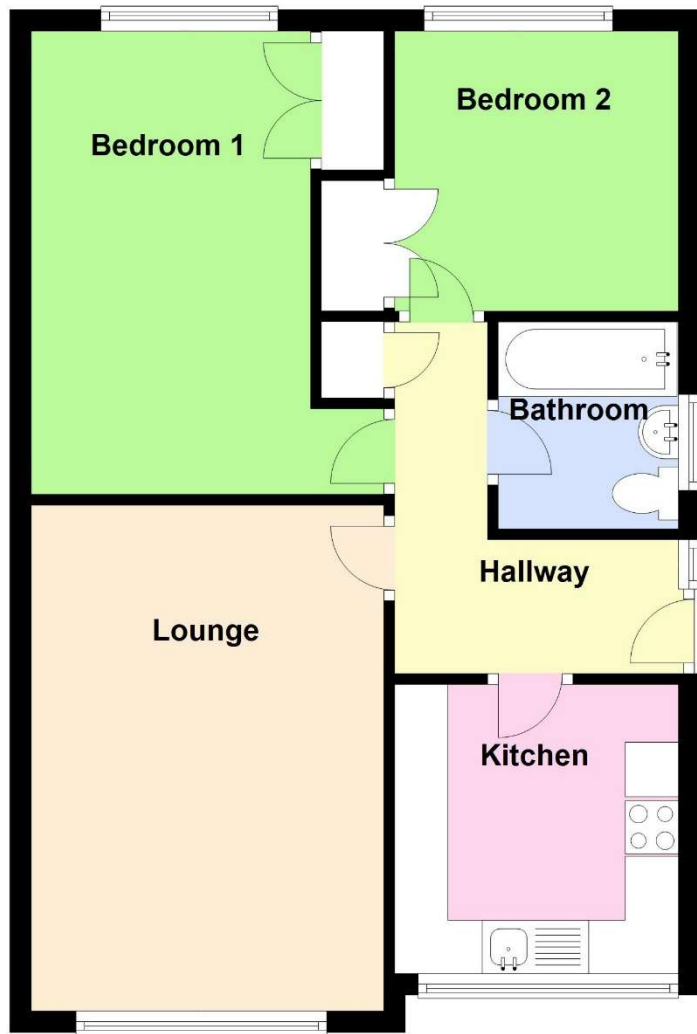
AGENT'S NOTES

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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. 55.0 sq. metres (591.5 sq. feet)



 **NEWTONFALLOWELL**

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