



40 Hawthorn Close , Boston, PE21 0QJ



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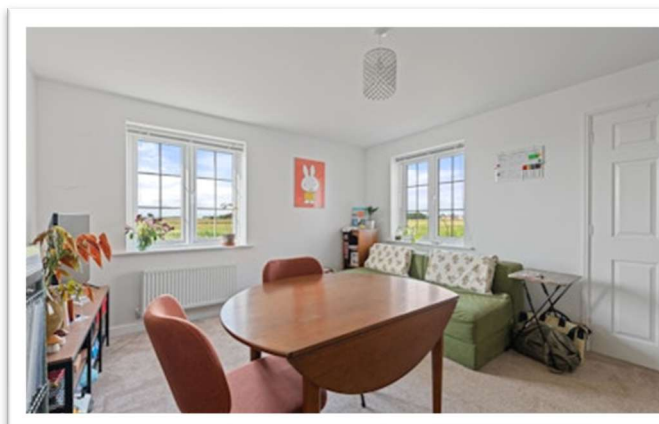
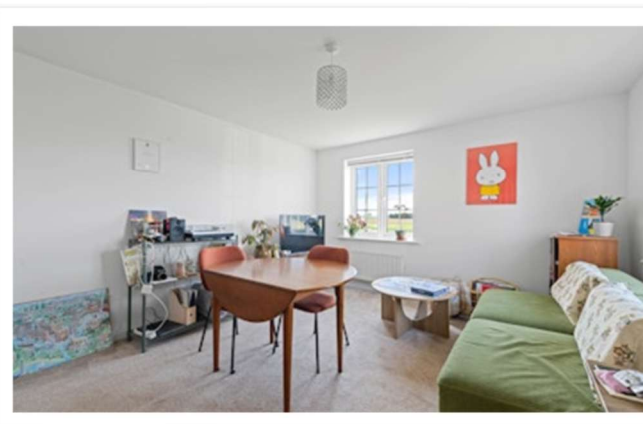
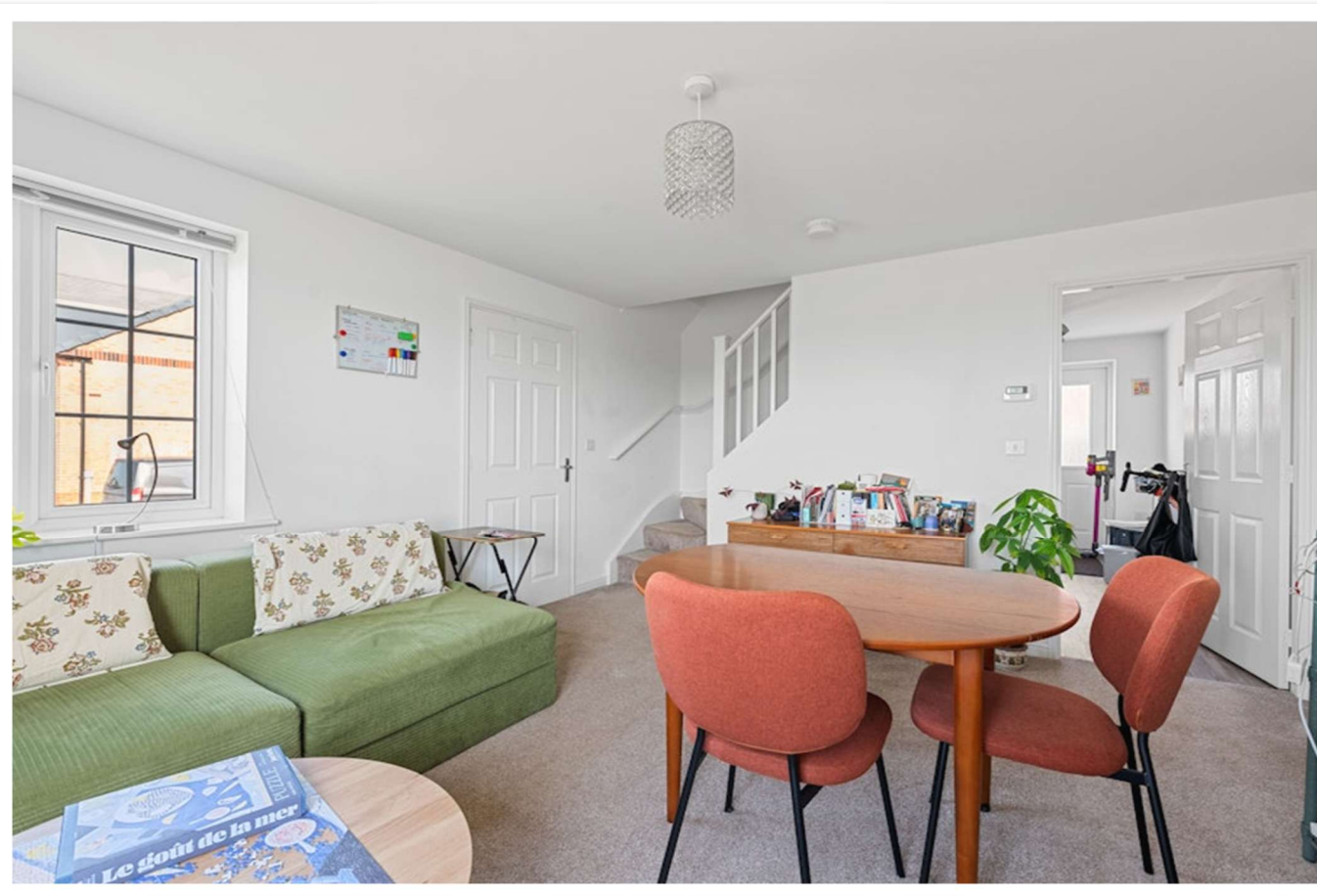
Freehold

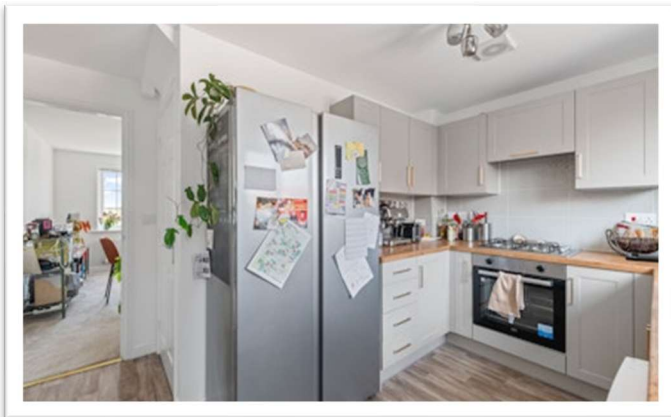
£165,000



Key Features

- Semi-detached house
- Two bedrooms
- Lounge/diner & kitchen
- Cloakroom & bathroom
- Enclosed rear garden
- Off-road parking to rear
- Gas central heating & double glazing
- EPC rating B





Ideal for first time buyers. A modern semi-detached house in a popular location on the outskirts of town with an open view to the front. Having accommodation comprising: entrance hall, cloakroom, lounge/diner and kitchen to ground floor. Two bedrooms and bathroom to first floor. Outside the property has an enclosed rear garden and a driveway providing off-road parking to the rear. The property benefits from gas central heating and double glazing.

ACCOMMODATION

Part glazed side entrance door through to the:

ENTRANCE HALL

With door to the lounge and further door to the:

CLOAKROOM

Having window to side elevation, radiator, close coupled WC and hand basin.

LOUNGE/DINER

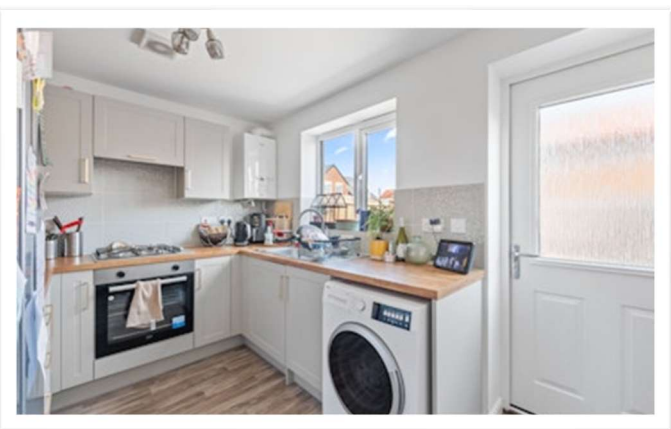
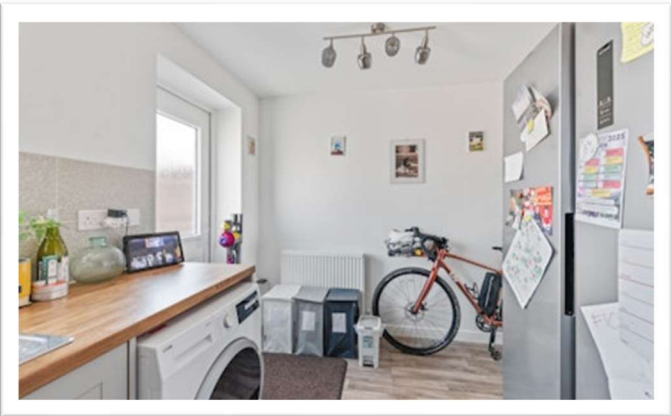
4.2m x 3.74m (13'10" x 12'4")

Having windows to front & side elevations, radiator and staircase rising to first floor.

KITCHEN

3.74m x 3.43m (12'4" x 11'4")

Having window & part glazed door to rear elevation, radiator, wood effect flooring and understairs storage cupboard. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboards, space & plumbing for automatic washing machine under. Work surface return with inset gas hob, integrated electric oven & cupboards under, cupboards, concealed extractor and gas fired boiler providing for both domestic hot water & heating over. Further work surface return with cupboard & drawers under, cupboards over and space for upright fridge/freezer to side.



FIRST FLOOR LANDING

BEDROOM ONE

3.74m x 2.99m (12'4" x 9'10")

(max) Having windows to front & side elevations and radiator.

BEDROOM TWO

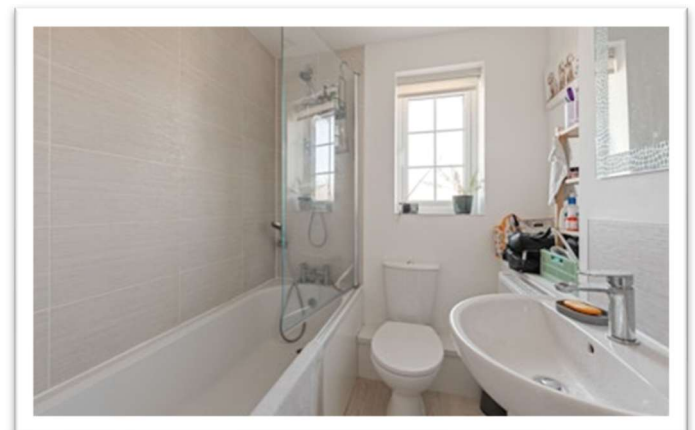
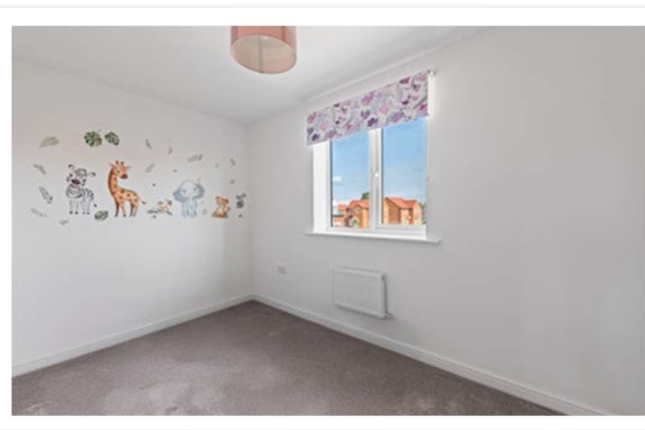
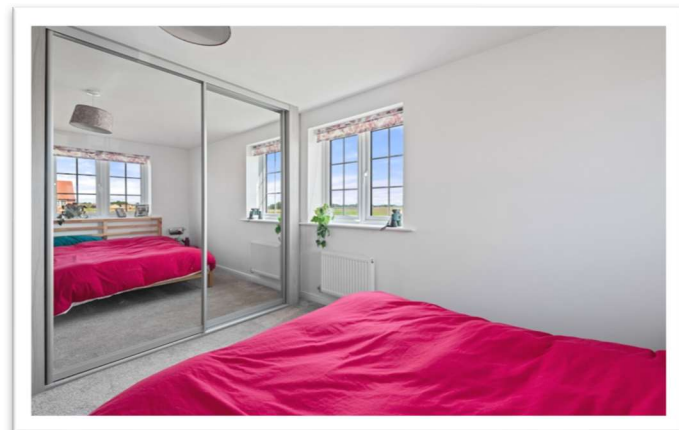
3.74m x 2.66m (12'4" x 8'8")

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

BATHROOM

1.84m x 1.61m (6'0" x 5'4")

Having window to side elevation, radiator, wood effect flooring, tiled splashbacks, panelled bath with mixer shower fitting & anti-splash screen over, close coupled WC and pedestal hand basin.



EXTERIOR

To the side of the property there is a paved footpath leading to the side entrance door. To the rear of the property there is a gravelled driveway which provides off-road parking and there is gated access to the:

REAR GARDEN

Being enclosed and gravelled for ease of maintenance with a paved patio 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 A.

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

AGENT'S NOTES

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

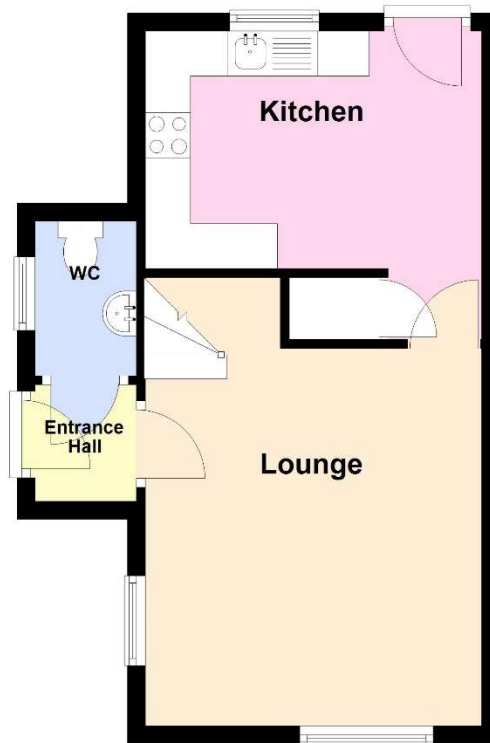
Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.



Floorplan

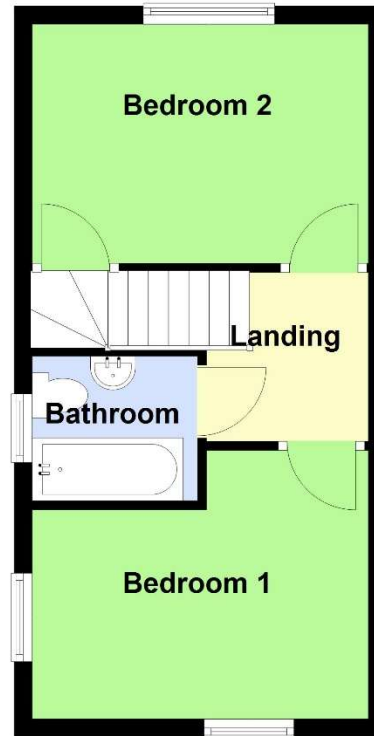
Ground Floor

Approx. 32.7 sq. metres (352.4 sq. feet)



First Floor

Approx. 28.9 sq. metres (311.2 sq. feet)



Total area: approx. 61.6 sq. metres (663.5 sq. feet)



 **NEWTONFALLOWELL**

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