



1a Coastguard Station, Wash Road, Fosdyke, Boston, PE20 2DD



3



1



3

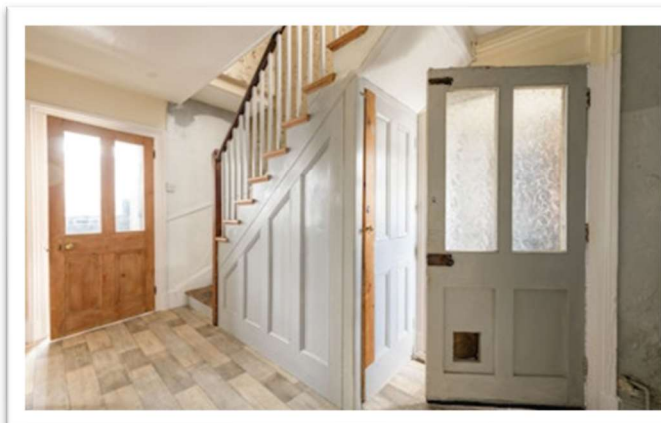
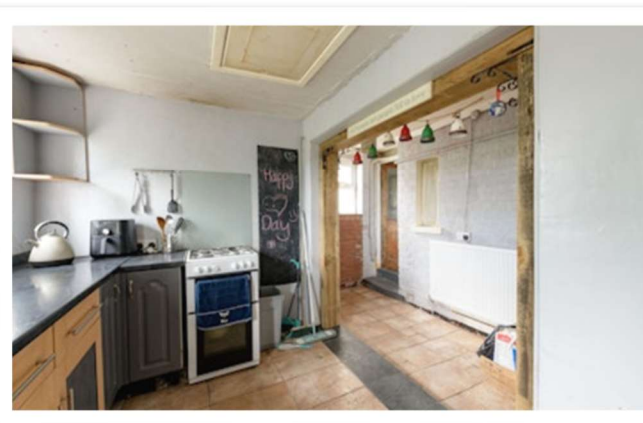
Freehold

£159,950



Key Features

- Period end-terrace house
- Three bedrooms
- Lounge, dining room & conservatory
- Off-road parking & garage/workshop
- Enclosed rear garden
- Plot approx. 0.19 acre (STS)
- Open view to front
- EPC rating F





A charming end-terrace period home set on a generous plot in a desirable village location, enjoying far-reaching open views to the front.

Offering over 1,300 square feet of accommodation, the property is in need of updating but presents excellent potential for modernisation, alteration or extension (subject to planning permission).

The ground floor features an entrance hall, kitchen, cloakroom, inner hall, lounge, dining room, conservatory, study and side entrance. Upstairs are three bedrooms and a family bathroom.

Externally, the property benefits from ample off-road parking, a detached garage/workshop with a storage area to the rear and a private enclosed lawned rear garden with a paved patio. This is an exciting opportunity to create a superb family home.



ACCOMMODATION

Part glazed front entrance door through to the:

ENTRANCE HALL

Having window to side elevation, radiator and tiled floor. Opening to the:

KITCHEN

3.96m x 2.06m (13'0" x 6'10")

Having two windows to front elevation, tiled floor and access to roof space. Fitted with a range of base & wall units with work surfaces & upstands comprising: ceramic sink with drainer & mixer tap inset to work surface, cupboards & drawers under. Work surface return with cupboard, drawer, space & plumbing for automatic washing machine under, cupboards & shelving over. Further work surface return with cupboard under and space for LPG cooker to side.

CLOAKROOM

Having window to side elevation, tiled floor and low level WC.

INNER HALL

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

LOUNGE

4.27m x 3.96m (14'0" x 13'0")

Having windows to side & rear elevations, coved ceiling with moulded ceiling rose and feature fireplace with inset wood burner.

DINING ROOM

3.66m x 2.54m (12'0" x 8'4")

Having radiator, built-in cupboards to either side of fireplace recess (one housing the oil fired boiler providing for both domestic hot water & heating). Door to the:

CONSERVATORY

5.71m x 2.79m (18'8" x 9'2")

Of sealed unit double glazed uPVC frame construction on brick walls with polycarbonate roof. Having french doors to garden and tiled floor.

STUDY

2.64m x 1.73m (8'8" x 5'8")

Having window to front elevation and tiled floor.

SIDE PORCH

Having door to side elevation.





FIRST FLOOR LANDING

Having window to front elevation, access to roof space and built-in cupboard.

BEDROOM ONE

3.96m x 3.66m (13'0" x 12'0")

Having windows to side & rear elevations, radiator, ornamental fireplace and built-in cupboards.

BEDROOM TWO

3.66m x 3m (12'0" x 9'10")

Having window to rear elevation and radiator.

BEDROOM THREE

2.67m x 2.31m (8'10" x 7'7")

Having window to side elevation.



BATHROOM

Having window to front elevation, heated towel rail, airing cupboard housing hot water cylinder, tiled walls, tile effect flooring, panelled bath with electric shower fitting over, close coupled WC and hand basin.



EXTERIOR

To the front of the property there is a large gravelled area which provides ample off-road parking & hardstanding leading to the:

GARAGE

Of timber and corrugated metal construction with a storage area to the rear with light & power.

REAR GARDEN

Being enclosed and laid to lawn with borders and having a paved patio.

THE PLOT

The property occupies a plot of approximately 0.19 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.



SERVICES

The property has mains electricity and water connected. Drainage is to a septic tank. Heating is via an oil fired boiler serving radiators and the property is double glazed. The current council tax is band A.

MATERIAL INFORMATION

The sellers inform us that the septic tank is shared with the neighbouring property and is non-compliant with current regulations. The tank is situated in the garden of this property. Prospective purchasers should seek independent advice in relation to this should they feel it necessary.

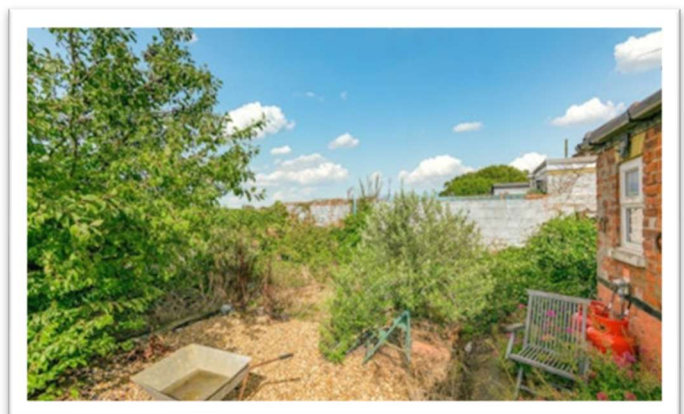
VIEWING

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

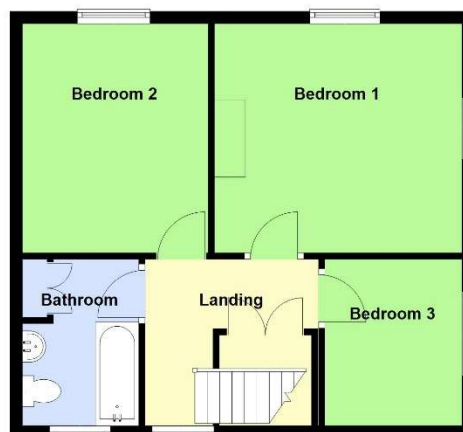
Approx. 78.8 sq. metres (848.5 sq. feet)



Total area: approx. 126.0 sq. metres (1356.6 sq. feet)

First Floor

Approx. 47.2 sq. metres (508.1 sq. feet)



View to front

 **NEWTONFALLOWELL**

Newton Fallowell Boston (Sales)

01205 353100

boston@newtonfallowell.co.uk