



56 Green Lane, Boston, PE21 9NB

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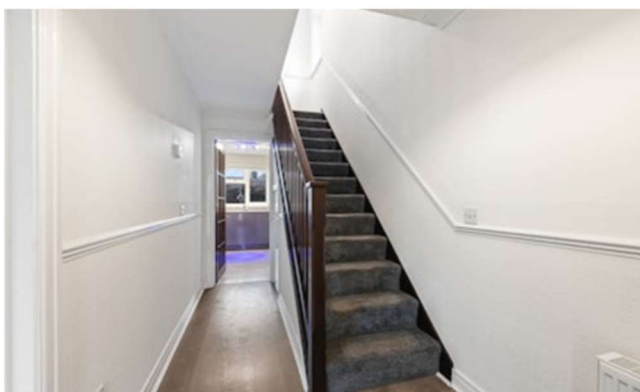
Freehold

£239,950



Key Features

- Detached house
- Three bedrooms
- Lounge & dining room
- Kitchen & utility
- Cloakroom & bathroom
- Ample off-road parking & garage
- NO CHAIN
- EPC rating TBC





Set on a desirable corner plot on the outskirts of town, this attractive detached house offers the perfect blend of peaceful living and convenience. Within walking distance of the beautiful Witham Way Country Park, it provides easy access to open green spaces while remaining close to local amenities and transport links.

The accommodation includes a welcoming entrance hall leading to a spacious lounge, a separate dining room ideal for entertaining, a well-presented kitchen with an adjoining utility room and a convenient cloakroom. Upstairs, there are three comfortable bedrooms and a family bathroom.

Outside, the property benefits from ample off-road parking, a garage and a private enclosed rear garden, making it an excellent choice for families or anyone seeking extra space. The home further features gas central heating, double glazing, and is offered with the added advantage of no onward chain.



ACCOMMODATION

Part glazed front entrance door through to the:

ENTRANCE HALL

Having coved & textured ceiling, radiator, dado rail, laminate flooring, smoke alarm, understairs storage cupboard and staircase rising to first floor.

LOUNGE

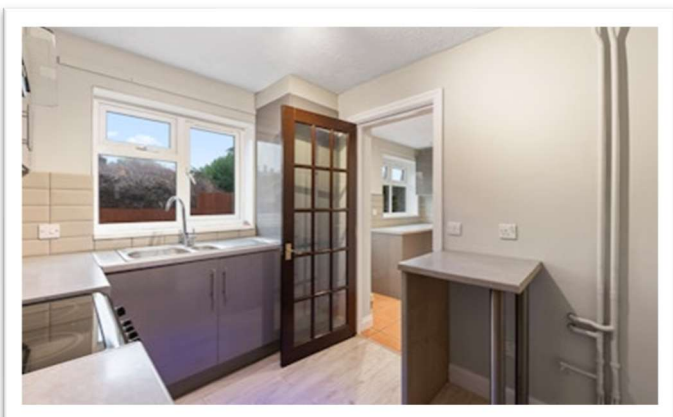
4.36m x 3.36m (14'4" x 11'0")

Having window to front elevation, coved ceiling, radiator, dado rail and fireplace with marble hearth, electric fire and wooden surround.

DINING ROOM

3.03m x 2.76m (9'11" x 9'1")

Having french doors to rear elevation, coved ceiling, radiator and dado rail.



KITCHEN

3.02m x 2.38m (9'11" x 7'10")

Having window to rear elevation and laminate flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards under and tall unit to side. Work surface return with inset electric oven, cupboard & drawers under, cupboards & extractor over.

UTILITY

Having window & part glazed door to rear elevation, inset ceiling spotlights, radiator, tiled floor, work surface with space & plumbing for automatic washing machine & tumble dryer under, cupboards over and tall unit to side.

CLOAKROOM

Having window to side elevation, tiled floor, half tiled walls, close coupled WC and pedestal hand basin.

 **NEWTON FALLOWELL**





FIRST FLOOR LANDING

Having window to side elevation, smoke alarm, access to roof space and airing cupboard with shelving.

BEDROOM ONE

4.18m x 3.28m (13'8" x 10'10")

Having window to front elevation and radiator.

BEDROOM TWO

3.29m x 3.01m (10'10" x 9'11")

Having window to rear elevation and radiator.

BEDROOM THREE

2.59m x 1.92m (8'6" x 6'4")

Having window to front elevation and radiator.



BATHROOM

Having window to rear elevation, heated towel rail, tiled walls, wood effect flooring, panelled bath with shower fitting & anti-splash screen over, close coupled WC and hand basin inset to vanity unit with cupboard under.



EXTERIOR

To the front of the property there is a small lawn and a large gravelled driveway with off-road parking for at least eight cars.

GARAGE

4.96m x 2.82m (16'4" x 9'4")

Having up-and-over door, light, power and gas fired combination boiler (new 2025) providing for both domestic hot water & heating.

REAR GARDEN

Being enclosed with side access, majority laid to lawn and having a paved patio and outside power points. To the side there is a further paved patio and ample space for extension subject to any necessary planning permission.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired combination boiler (new 2025) serving radiators and the property is double glazed.

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.



Floorplan

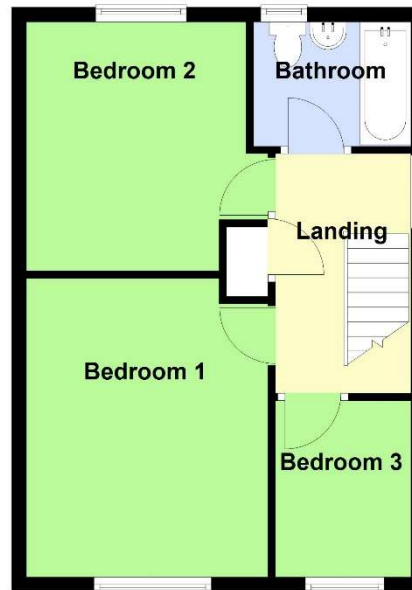
Ground Floor

Approx. 61.6 sq. metres (663.6 sq. feet)



First Floor

Approx. 39.8 sq. metres (428.3 sq. feet)



Total area: approx. 101.4 sq. metres (1091.9 sq. feet)

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