



53 Carlton Road, Boston, PE21 8PA



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Freehold

£215,000



Key Features

- Recently renovated detached house
- Four bedrooms
- Lounge, study & snug
- Fitted kitchen
- Off-road parking to front
- Good size enclosed rear garden
- NO CHAIN
- EPC rating C





A recently renovated detached house on the outskirts of town finished to a high standard and ready to move into. Having accommodation comprising: entrance hall, lounge, kitchen, study, snug and shower room to ground floor. Four bedrooms and bathroom to first floor. Outside the property has off-road parking to the front and a good size enclosed garden to the rear. The property benefits from gas central heating and double glazing. NO CHAIN

ACCOMMODATION

Part glazed side entrance door with window to side through to the:

ENTRANCE HALL

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

LOUNGE

4.49m x 3.34m (14'8" x 11'0")

Having window to front elevation and radiator. Opening to the:

KITCHEN

4.44m x 2.27m (14'7" x 7'5")

Having window to front elevation, inset ceiling spotlights and wood effect flooring. Fitted with a range of base & wall units with wood block work surfaces & upstands comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboard, space & plumbing for automatic washing machine under. Work surface return with inset electric hob, integrated electric oven, cupboards & drawers under, cupboards & stainless steel extractor over, cupboard to side housing gas fired combination boiler providing for both domestic hot water & heating.

STUDY

3.02m x 2.76m (9'11" x 9'1")

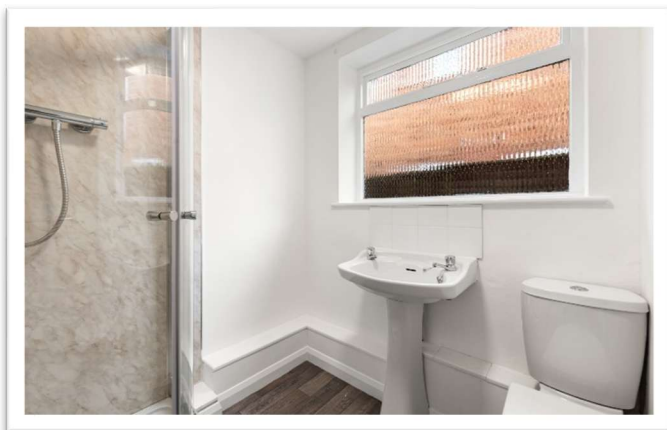
Having window to rear elevation and radiator.

SNUG

3.01m x 2.9m (9'11" x 9'6")

Having window to rear elevation and radiator.





SHOWER ROOM

Having window to side elevation, radiator, wood effect flooring, shower enclosure with shower fitting, close coupled WC and pedestal hand basin.

FIRST FLOOR LANDING

Having radiator, access to roof space and built-in cupboard.

BEDROOM ONE

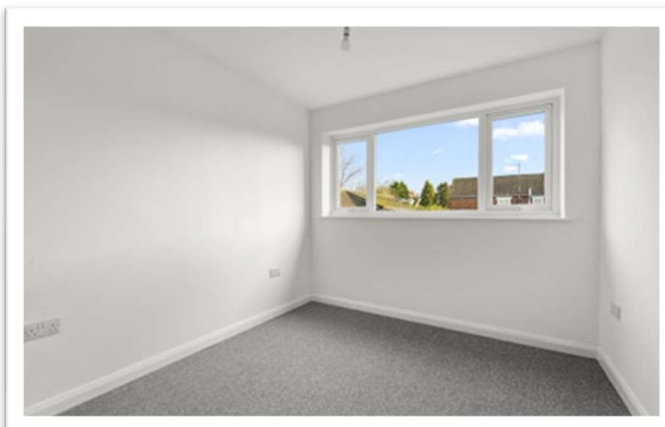
4.09m x 3.02m (13'5" x 9'11")

Having window to rear elevation and radiator.

BEDROOM TWO

3.62m x 3.35m (11'11" x 11'0")

(max) Having window to front elevation and radiator.



BEDROOM THREE

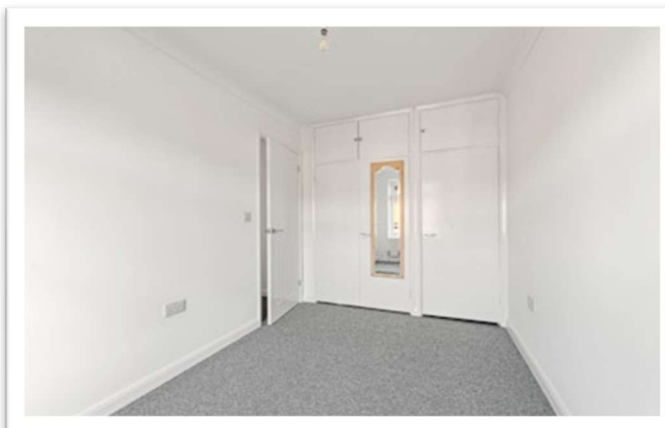
3.04m x 2.76m (10'0" x 9'1")

Having window to rear elevation and radiator.

BEDROOM FOUR

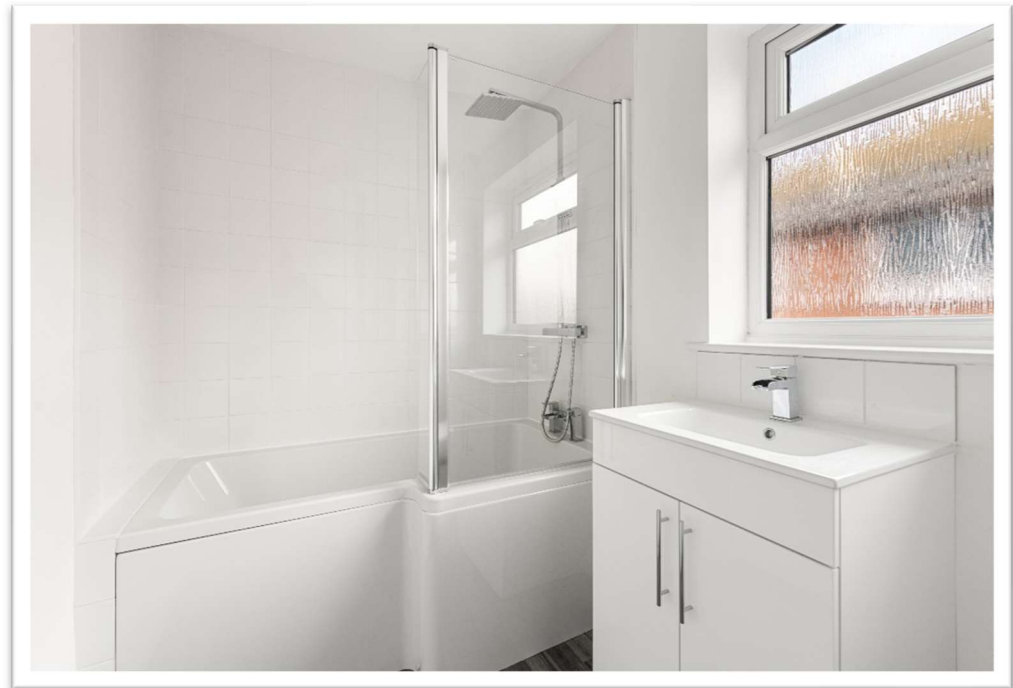
3.61m x 2.4m (11'10" x 7'11")

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



BATHROOM

Having window to side elevation, heated towel rail, wood effect flooring, tiled splashbacks, extractor, shaped bath with mixer 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 ample off-road parking. Gated access to the:

REAR GARDEN

Being enclosed and laid to lawn with 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.

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.



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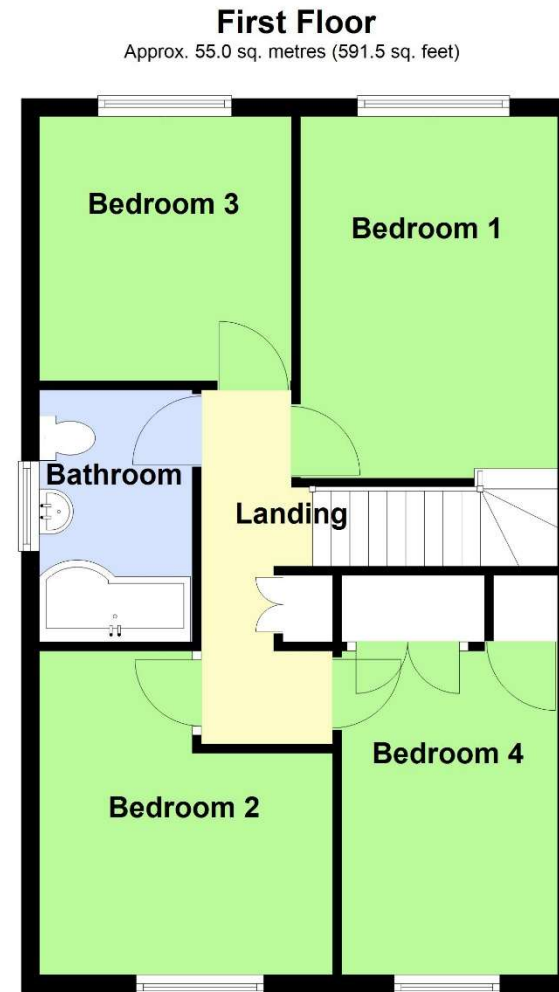
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Floorplan



Total area: approx. 109.9 sq. metres (1183.0 sq. feet)



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