



37 Hawthorn Close, Boston, PE21 0QJ



Freehold

£160,000



Key Features

- Semi-detached house
- Two bedrooms
- Lounge & dining kitchen
- Cloakroom & bathroom
- Off-road parking
- Enclosed rear garden
- EPC rating B





A semi-detached house in a cul-de-sac location on a new residential development on the outskirts of town. Having well presented accommodation comprising: entrance hall, lounge, dining kitchen and cloakroom to ground floor. Two bedrooms and bathroom to first floor. Outside the property has off-road parking and an enclosed rear garden. The property benefits from gas central heating and double glazing.

ACCOMMODATION

Part glazed front entrance door with canopy over through to the:



ENTRANCE HALL

Having radiator and staircase rising to first floor.

LOUNGE

4.6m x 3.03m (15'1" x 9'11")

Having window to front elevation and radiator.

DINING KITCHEN

4.12m x 2.41m (13'6" x 7'11")

Having window & french doors to rear elevation, radiator and wood effect flooring. Fitted with a range of base & wall units with work surfaces & upstands 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 electric hob, integrated electric oven, cupboard & pull-out unit under, cupboards, concealed extractor and cupboard housing gas fired boiler providing for both domestic hot water & heating over. Work surface return with cupboard & drawers under, cupboards over and space for upright fridge/freezer to side.



CLOAKROOM

1.62m x 0.98m (5'4" x 3'2")

Having radiator, close coupled WC and hand basin.

FIRST FLOOR LANDING

Having access to roof space.

BEDROOM ONE

3.12m x 3.06m (10'2" x 10'0")

Having window to front elevation, radiator and built-in wardrobes.

BEDROOM TWO

3.94m x 2.23m (12'11" x 7'4")

Having window to rear elevation and radiator.

BATHROOM

2.26m x 1.83m (7'5" x 6'0")

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



EXTERIOR

To the front of the property there is a lawned garden with a paved footpath leading to the front entrance door. A gravelled driveway extends to the side of the property and provides off-road parking. Gated access to the:

REAR GARDEN

Being enclosed and laid to lawn with a paved footpath 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

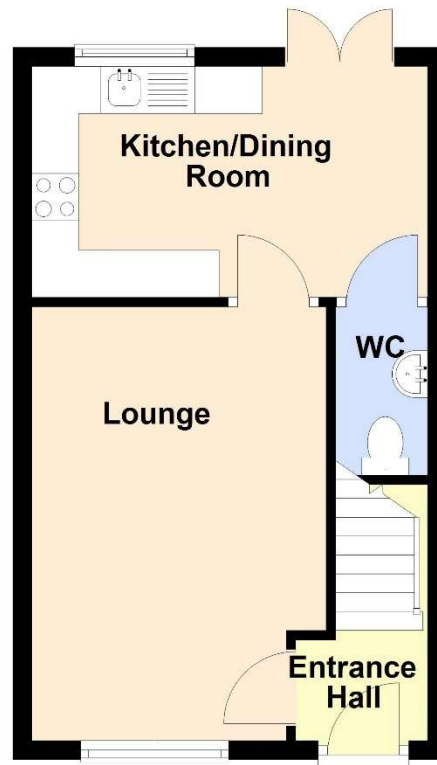
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Floorplan

Ground Floor

Approx. 29.1 sq. metres (312.7 sq. feet)



First Floor

Approx. 36.9 sq. metres (397.3 sq. feet)



Total area: approx. 66.0 sq. metres (710.1 sq. feet)

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