



36 Wing Drive, Fishtoft, Boston, PE21 0NT



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Freehold

£210,000



## Key Features

- Detached house
- Three bedrooms
- Dining kitchen & lounge
- Re-fitted cloakroom & shower room
- Driveway & garage
- Enclosed rear garden
- Gas central heating & double glazing
- EPC rating C – NO CHAIN





Well presented detached house in a cul-de-sac location within a popular residential area on the outskirts of town. Having accommodation comprising: entrance hall, re-fitted cloakroom, dining kitchen and lounge to ground floor. Three bedrooms and re-fitted shower room to first floor. Outside the property has a low maintenance front garden, a driveway providing off-road parking, a garage and an attractive enclosed rear garden. The property benefits from gas central heating and double glazing. NO CHAIN

#### ACCOMMODATION

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

#### ENTRANCE HALL

Having window to side elevation, coved ceiling, radiator and staircase rising to first floor.

#### CLOAKROOM

Re-fitted in 2020 and having window to front elevation, coved ceiling, radiator, tiled floor, close coupled WC and hand basin.

#### DINING KITCHEN

3.33m x 2.84m (10'11" x 9'4")

Having window to front elevation, coved ceiling, radiator and tile effect flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: composite sink with drainer & mixer tap inset to work surface, cupboard, space & plumbing for automatic washing machine and dishwasher under, space for upright fridge/freezer to side with extractor fan over. Work surface return with inset gas hob, integrated electric oven, cupboards & drawers under, cupboards, extractor and gas fired boiler providing for both domestic hot water & heating over.

#### LOUNGE

4.85m x 3.75m (15'11" x 12'4")

Having window & french doors to rear elevation, coved ceiling, two radiators and understairs storage cupboard.



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#### FIRST FLOOR LANDING

Having coved ceiling, radiator, access to part boarded roof space with ladder and built-in airing cupboard with radiator and shelving.

#### BEDROOM ONE

4.02m x 2.84m (13'2" x 9'4")

(max) Having window to rear elevation, coved ceiling and radiator.

#### BEDROOM TWO

3.74m x 2.89m (12'4" x 9'6")

(max) Having window to front elevation, coved ceiling and radiator.

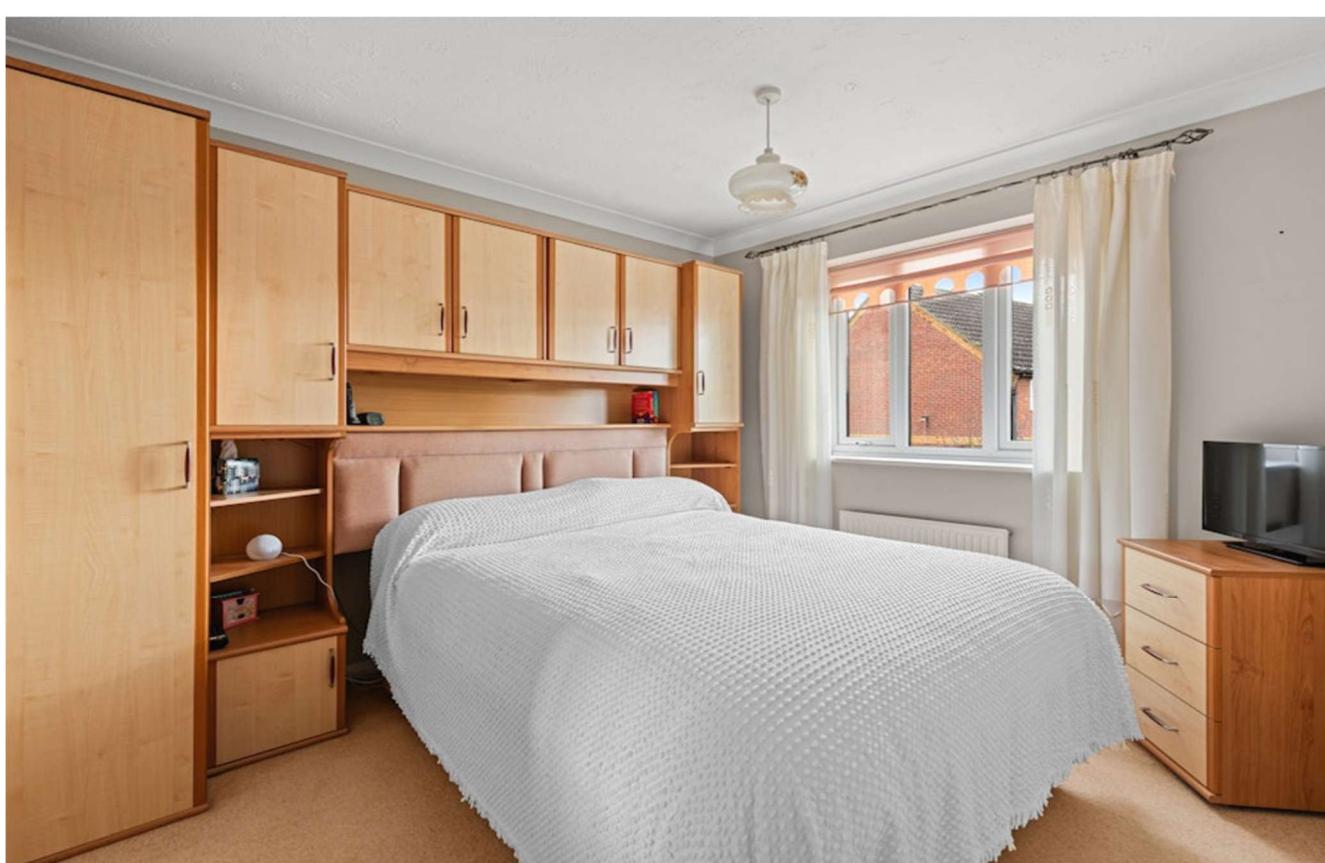
#### BEDROOM THREE

2.55m x 1.94m (8'5" x 6'5")

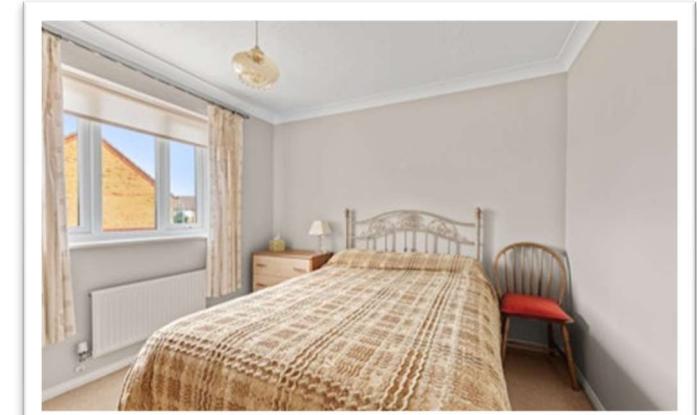
Having window to front elevation, coved ceiling and radiator.

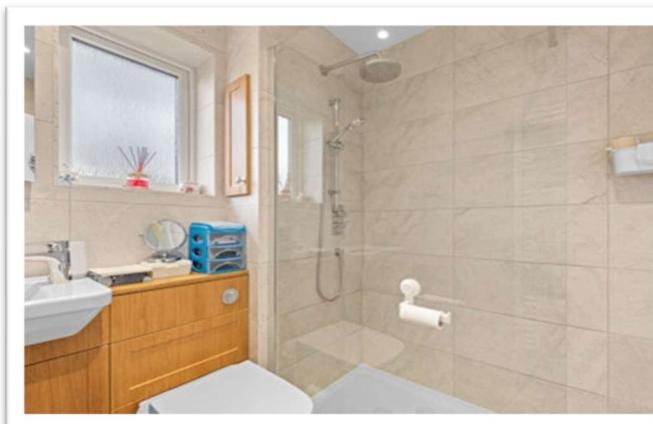
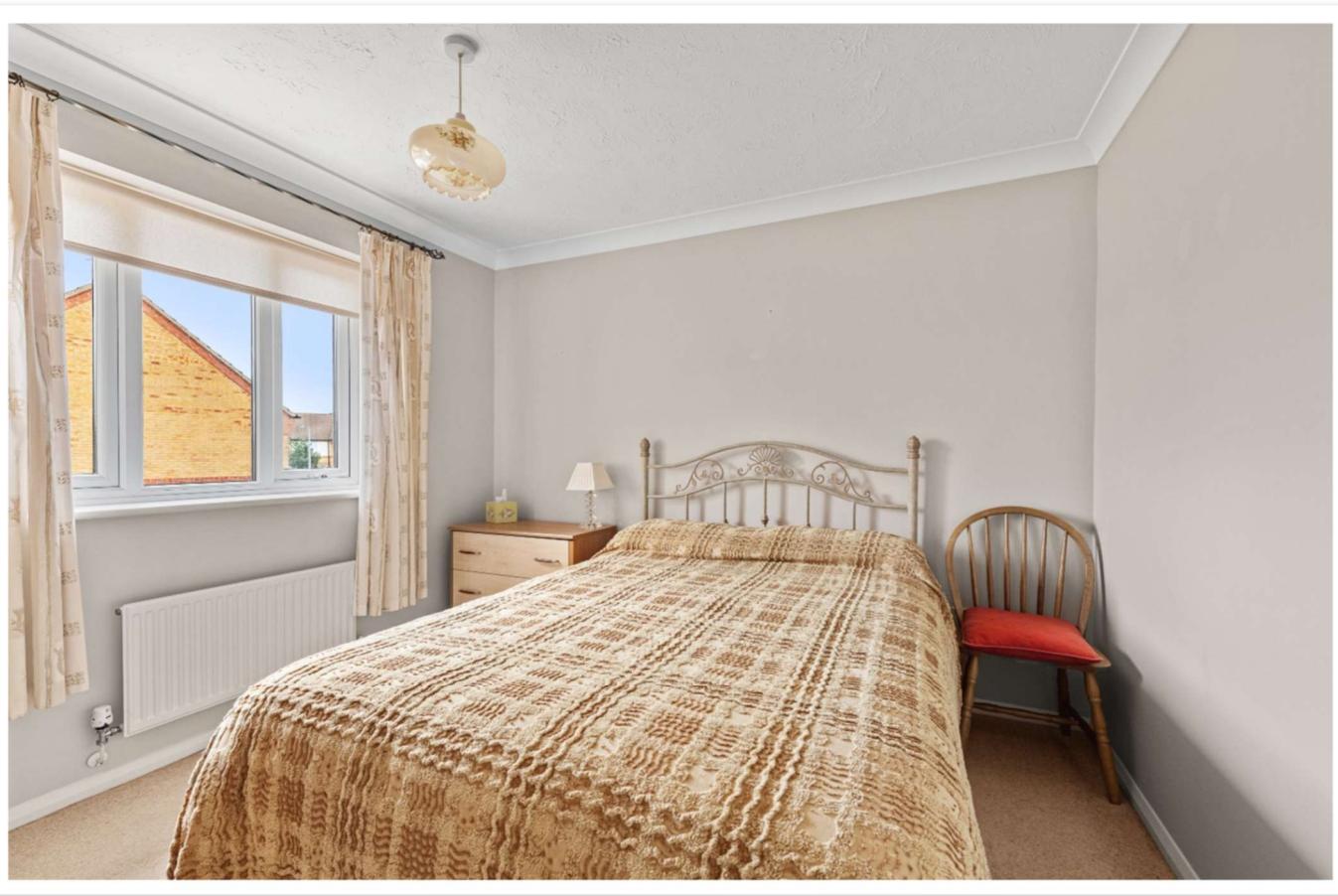
#### SHOWER ROOM

Having window to rear elevation, heated towel rail, inset ceiling spotlights & extractor, tiled walls and tiled floor. Re-fitted in 2020 with a suite comprising: walk-in shower enclosure with mixer shower fitting, hand basin inset to vanity unit with cupboard under and WC with concealed cistern.



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## EXTERIOR

To the front of the property there is a low maintenance gravelled garden. A driveway provides off-road parking and leads to the:

## GARAGE

5.75m x 3.01m (18'11" x 9'11")

Having electric up-and over door, light, power and part glazed door to rear garden.

Gated access to the:

## REAR GARDEN

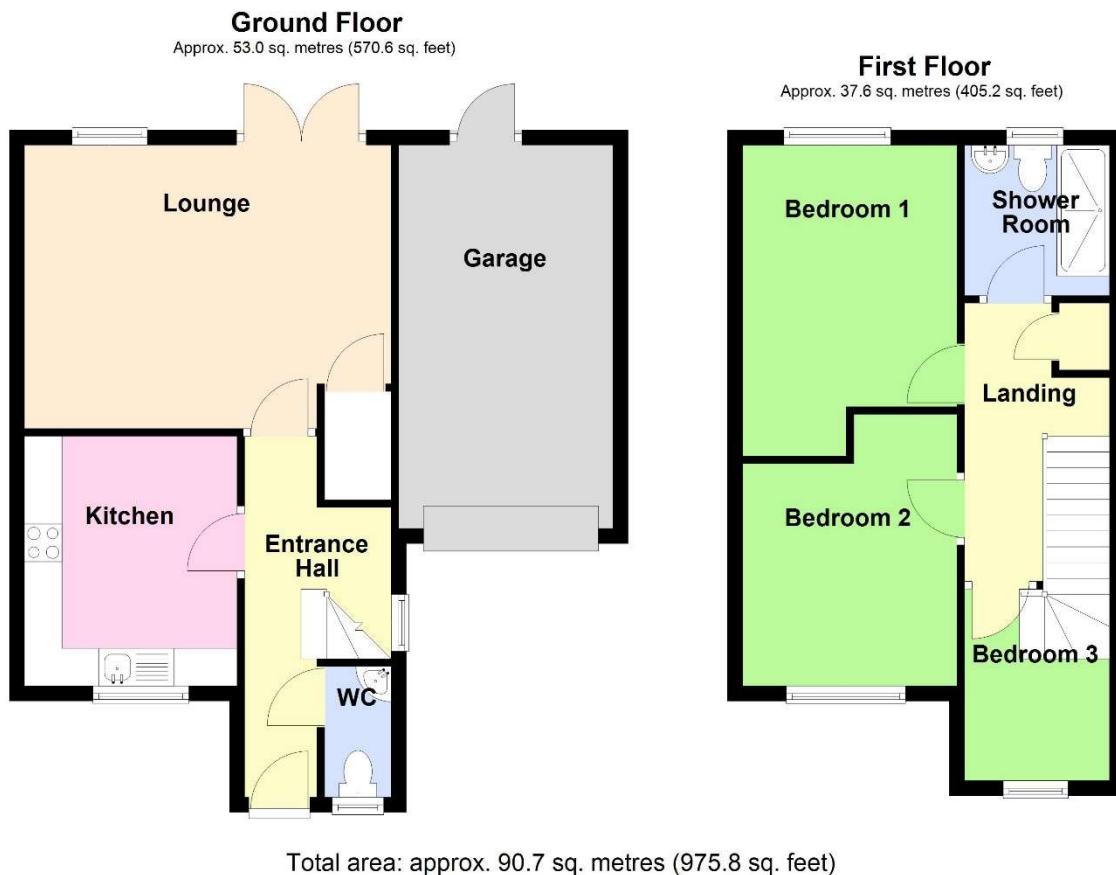
Being enclosed, having a paved & gravelled patio and a shaped lawn with well stocked borders.

## SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler (new in January 2022) serving radiators and the property is double glazed. The current council tax is band B.



## Floorplan



### LOCAL AREA

Situated in Fishtoft, to the north of Boston, this property enjoys a location with access to local amenities and services. The surrounding area is characterised by a blend of residential and green spaces, offering a balanced environment for a variety of lifestyles. Residents benefit from convenient transport links to Boston and surrounding districts, supporting access to schools, shops and recreational facilities.

### VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

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