



20 Delfield Road, Boston, PE21 7EB



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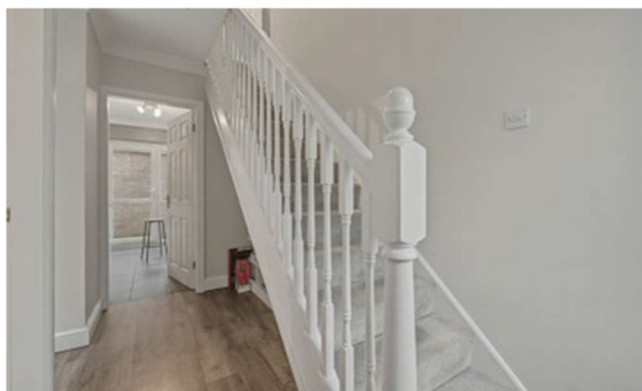
Freehold

£215,000



Key Features

- Detached house
- Three bedrooms
- Lounge/diner & breakfast kitchen
- Study/boot room & games/family room
- Front garden & off-road parking
- Enclosed rear garden
- Gas central heating & double glazing
- EPC rating TBC





A detached house on the outskirts of town with well presented accommodation comprising: entrance hall, lounge/diner, breakfast kitchen, bathroom, study/boot room, games/family room and bedroom three to ground floor. Two double bedrooms to first floor. Outside the property has a lawned garden to the front, a driveway providing off-road parking, brick built store and enclosed rear garden. The property benefits from gas central heating and double glazing.

ACCOMMODATION

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



ENTRANCE HALL

Having coved ceiling, radiator, wood effect flooring and staircase rising to first floor.

LOUNGE/DINER

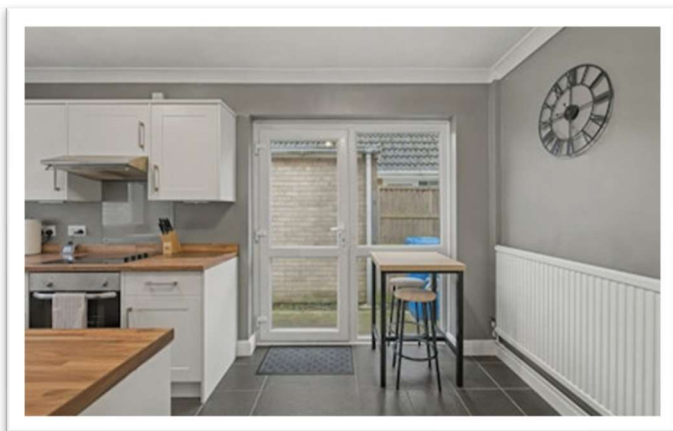
6.83m x 3.86m (22'5" x 12'8")

Having windows to front elevation, coved ceiling with inset ceiling spotlights and two radiators.

BREAKFAST KITCHEN

4.55m x 3.12m (14'11" x 10'2")

(max) Having window to rear elevation, glazed door with side screen to side elevation, coved ceiling, radiator and slate effect tiled floor. Fitted with a range of base & wall units with wood block effect work surfaces & upstands comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboards under. Work surface return with cupboards, drawers, space for dishwasher, space & plumbing for automatic washing machine under, cupboards over with larder style unit to end. Further work surface return with inset ceramic hob, integrated electric oven, cupboards & drawers under, glass splashback, cupboards & cooker hood over.







STUDY/BOOT ROOM

2.62m x 2.11m (8'7" x 6'11")

Having coved ceiling, radiator, wood effect flooring and part glazed double doors through to the:

GAMES/FAMILY ROOM

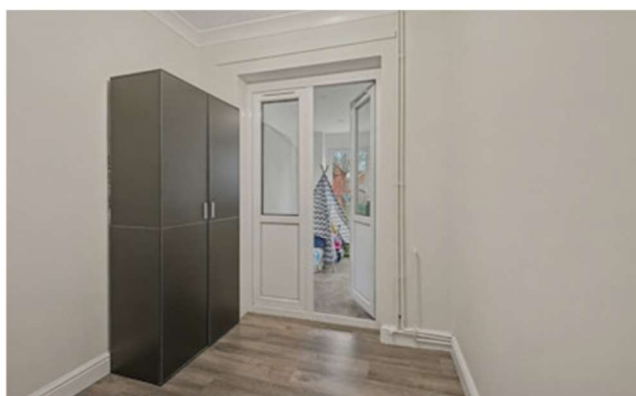
4.39m x 2.67m (14'5" x 8'10")

Having windows to side & rear elevations, french doors to rear elevation & garden, inset ceiling spotlights and radiator.

BEDROOM THREE

3.78m x 2.62m (12'5" x 8'7")

Having window to rear elevation and radiator.



BATHROOM

Having window overlooking the games/family room, inset ceiling spotlights, heated towel rail, tiled floor and tiled walls. Fitted with a suite comprising: panelled bath with shower fitting & anti-splash screen over, hand basin inset to vanity unit with cupboard under and WC with concealed cistern.

FIRST FLOOR LANDING

Having built-in airing cupboard.

BEDROOM ONE

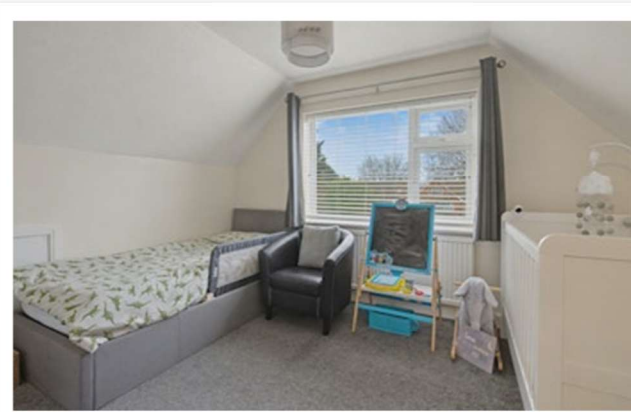
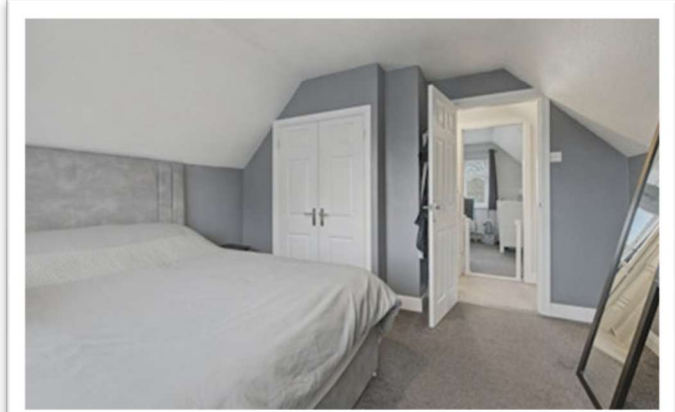
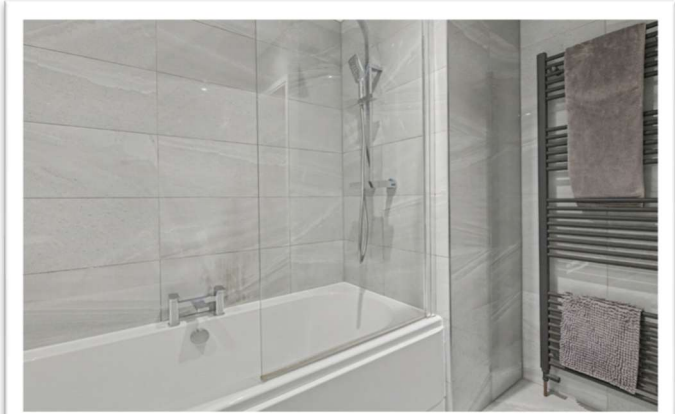
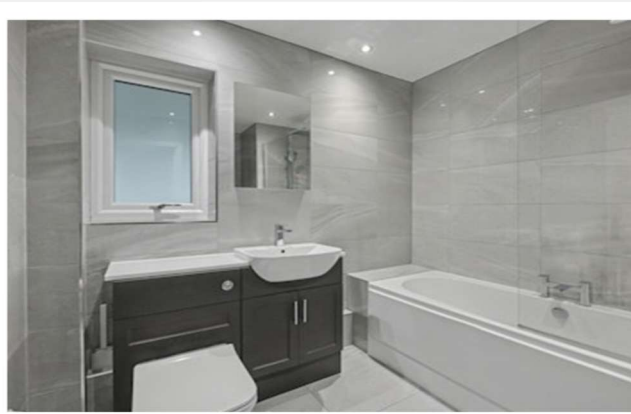
3.76m x 3.48m (12'4" x 11'5")

Having window to rear elevation, radiator, eaves storage to either side and access to roof space.

BEDROOM TWO

3.84m x 3.76m (12'7" x 12'4")

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



EXTERIOR

To the front of the property there is a lawned garden and a concrete driveway provides off-road parking. Double doors give access to brick-built storage with gas fired combination boiler providing for both domestic hot water and heating.

Gated access to the:

REAR GARDEN

Being fully enclosed by timber fencing and laid to lawn with paved patio area.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired combination boiler served by radiators and the property is double glazed. The current council tax is band C.

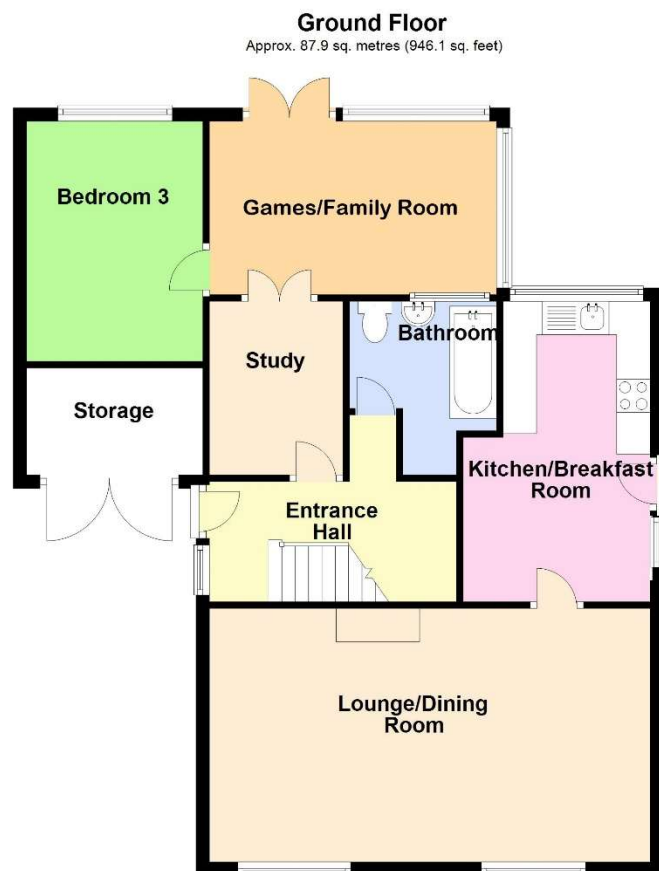
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lifetime legal



Floorplan



Total area: approx. 134.3 sq. metres (1445.7 sq. feet)



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VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

AGENT'S NOTES

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