



40 Maple Road

Boston, Lincolnshire, PE21 0BZ

£119,950



A mid-terraced house in a popular residential area on the outskirts of town. Having accommodation comprising: playroom, entrance hall, lounge/diner, kitchen, three bedrooms and bathroom. Outside the property has a block paved driveway providing off-road parking and a low maintenance enclosed rear garden with workshop/playhouse. The property benefits from gas central heating and double glazing. EPC Rating D

ACCOMMODATION

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

PLAY ROOM

13'1"x 7'4" (3.99x 2.24)

Having sealed unit double glazed uPVC window to side elevation, laminate flooring and built-in storage cupboard.

ENTRANCE HALL

Having coved & textured ceiling, radiator and laminate flooring.

LOUNGE/DINER

23'5"x 11'8" (7.14x 3.56)



Having sealed unit double glazed uPVC window to front elevation, sealed unit double glazed uPVC sliding patio doors to rear elevation and garden, coved & textured ceiling, radiator, laminate flooring, television aerial connection point and feature fireplace with stone hearth, inset electric fire and stone surround. Open through to the:

KITCHEN

10'7"x 8'8" (3.23x 2.64)



Having sealed unit double glazed uPVC window to rear elevation, radiator, ceiling spotlights and laminate flooring. Fitted with a range of base & wall units with work surfaces and tiled splashbacks comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboard, integrated dishwasher, space & plumbing for automatic washing machine under, cupboard and gas fired boiler providing for both domestic hot water and heating over. Work surface return with inset stainless steel gas hob, integrated stainless steel electric oven, cupboards and drawers under, cupboards and stainless steel cooker hood over. Space for upright fridge/freezer.

FIRST FLOOR LANDING

Having coved & textured ceiling and built-in airing cupboard housing hot water cylinder with shelving.

BEDROOM ONE

12'2"x 10'2" (3.71x 3.10)

Having sealed unit double glazed uPVC window to front elevation, coved ceiling, radiator and laminate flooring.

BEDROOM TWO

11'2"x 10'3" (3.40x 3.12)

Having sealed unit double glazed uPVC window to rear elevation and radiator.

BEDROOM THREE

7'4"x 7'1" (2.24x 2.16)

Having sealed unit double glazed uPVC window to front elevation, coved ceiling, radiator and laminate flooring.

BATHROOM



Having sealed unit double glazed uPVC window to rear elevation, radiator, tiled walls and tile effect flooring. Fitted with a white suite comprising: panelled bath with mixer tap and shower attachment over, close coupled WC and pedestal wash hand basin.

EXTERIOR

To the front of the property there is a block paved driveway which provides off-road parking. The garage has been sectioned off to make the play room but retains a storage area to the front accessed via double doors.

REAR GARDEN



Enclosed by timber fencing and being decked for ease of maintenance with workshop/playhouse with light & power.

SERVICES

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

DIRECTIONS

From our offices in Wide Bargate proceed to the Bargate End

roundabout and take the third exit on to John Adams Way. At the traffic lights just before Haven Bridge turn left on to South End then take the third left on to Skirbeck Road. Continue on to Fishtoft Road then turn left on to Maple Road. Turn right to stay on Maple Road where the subject property can be located on the right hand side, as indicated by our For Sale board.

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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