



56 Welland Road, Boston, PE21 7PS



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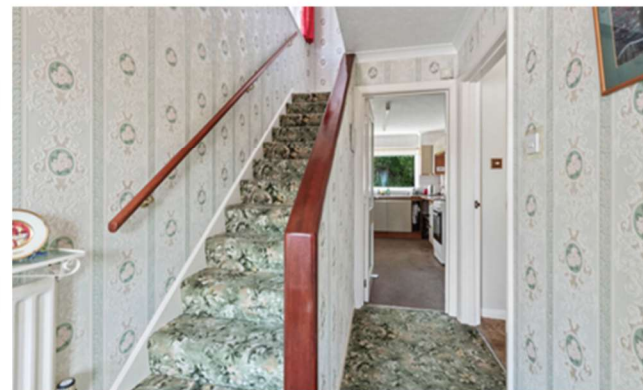
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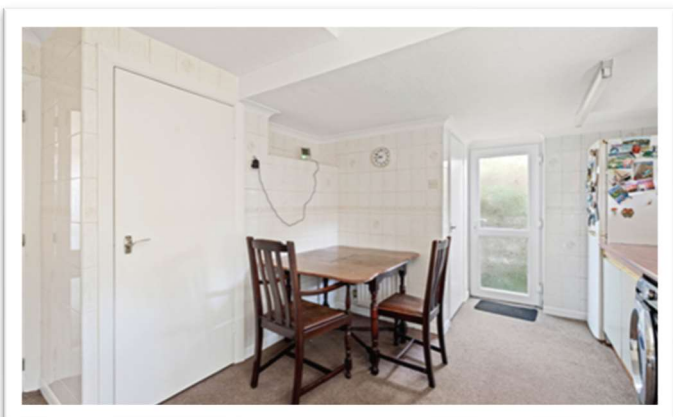
£250,000



Key Features

- Detached house
- Three bedrooms
- Annexe with bedroom, lounge & bathroom
- Driveway & garage
- Enclosed garden
- Gas central heating
- Double glazing
- EPC rating D – NO CHAIN





A detached house with an attached annexe on a corner plot in a popular residential location on the outskirts of town. The main property has accommodation comprising: porch, entrance hall, lounge/diner and dining kitchen to ground floor. Three bedrooms and bathroom to first floor. The attached annexe has accommodation comprising: hall, bedroom, lounge and bathroom. Outside the property has a driveway providing off-road parking, a garage and enclosed gardens to the side & rear. The property benefits from gas central heating and double glazing. NO CHAIN

ACCOMMODATION

Part glazed uPVC front entrance door with side screens through to the:

ENTRANCE PORCH

Having coved ceiling and part glazed door with side screen to the:

ENTRANCE HALL

Having coved ceiling, radiator, telephone connection point and staircase rising to first floor.

LOUNGE/DINER

8.22m x 2.97m (27'0" x 9'8")

(max) Having windows to front & rear elevations, coved ceiling, sliding door to annexe, television aerial connection point and brick-built fireplace with inset gas fire.

DINING KITCHEN

5.29m x 3.74m (17'5" x 12'4")

(max) Having two windows to rear elevation, coved ceiling, understairs storage cupboard and pantry.

Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with double drainer inset to work surface, cupboards, space & plumbing for automatic washing machine & dishwasher under, cupboards over.

Work surface return with cupboards & drawers under, cupboards over and space for electric cooker.

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FIRST FLOOR LANDING

Having window to side elevation, coved ceiling and smoke alarm.

BEDROOM ONE

4.28m x 3.35m (14'0" x 11'0")

Having window to front elevation, coved ceiling and radiator.

BEDROOM TWO

3.83m x 3.35m (12'7" x 11'0")

Having window to rear elevation, coved ceiling, radiator, access to roof space, airing cupboard with shelving & gas fired combination boiler providing for both domestic hot water & heating and fitted wardrobes to either side of double bed space and fitted drawers.



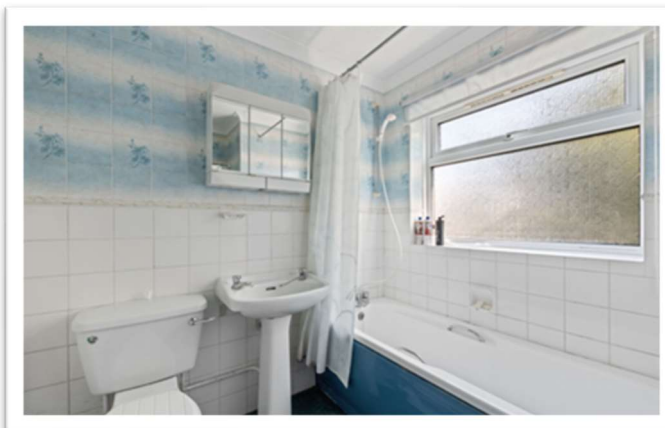
BEDROOM THREE

2.78m x 2.25m (9'1" x 7'5")

Having window to front elevation, coved ceiling, radiator and fitted cupboard.

BATHROOM

Having window to rear elevation, coved ceiling, radiator, fully tiled walls, panelled bath with overhead shower attachment, close coupled WC and pedestal hand basin.



ANNEXE

From the lounge/diner a sliding door leads to the:

HALLWAY

Having covered ceiling and access to roof space.

BEDROOM

3.66m x 2.11m (12'0" x 6'11")

Having sliding doors to rear elevation, covered ceiling and radiator.

LOUNGE

3.66m x 3.16m (12'0" x 10'5")

Having window to front elevation, covered ceiling, radiator and television aerial connection point.

BATHROOM

Having window to side elevation, covered ceiling, heated towel rail, tiled walls, shower enclosure with electric shower fitting, panelled bath, low level WC, bidet and pedestal hand basin.



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EXTERIOR

To the front of the property there is a gravelled area and a block paved driveway provides off-road parking and leads to the:

GARAGE

4.87m x 2.48m (16'0" x 8'1")

Having up-and-over door, light and power.

REAR GARDEN

There is a garden to the side & rear of the property which is laid to lawn with borders, having a paved footpath and two garden sheds.

SERVICES

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

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

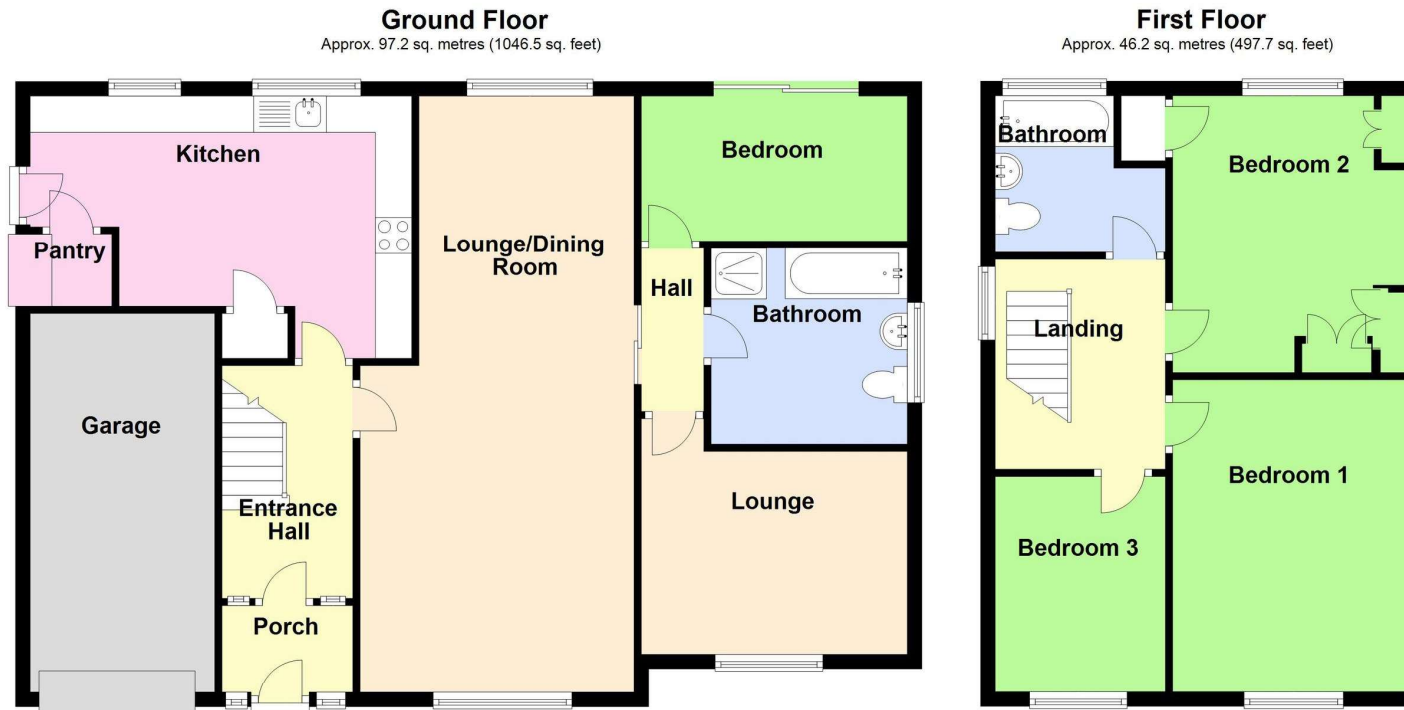
AGENT'S NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

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Floorplan



Total area: approx. 143.5 sq. metres (1544.2 sq. feet)



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