



**7D South End**  
, Boston, PE21 6JX

- Brand New Mid Town House
- Exclusive Development
- Private Secure Parking
- Three Bedrooms, Two Bathrooms

**£224,950**  
EPC Rating 'TBC'



## Property Description

This Brand New Mid Town House is situated in an Exclusive Development within walking distance to the Town Centre having accommodation comprising Entrance Hall, Kitchen, WC, Lounge/Diner, Three Bedrooms, Two Bathrooms, Private secure parking accessed via electric gates and views over the River Haven. Viewing is Essential.

### THE ACCOMMODATION

Having wooden entrance door leading to:-

### ENTRANCE PORCHWAY

Having two steps up to:-

### ENTRANCE HALLWAY

Having radiator, staircase off to first floor landing.

### KITCHEN

8' 1" x 11' 10" (2.468m x 3.610m) Having window to front elevation, tiled floor, spot lights to ceiling, single electric Neff oven, Neff induction hob with extractor fan over, integrated Neff dishwasher, one and half bowl sink and drainer, integrated fridge and freezer, breakfast bar, tiled

splash backs, space and plumbing for automatic washing machine.

#### WC

Having tiled floor, extractor fan, low level WC, wash hand basin, heated towel rail.

#### LOUNGE/DINER

11' 8" x 18' 9" (3.573m x 5.727m) Having two radiators, TV point, patio doors to rear elevation with steps down leading to the garden.

STAIRCASE TAKEN FROM ENTRANCE HALLWAY LEADING TO FIRST FLOOR LANDING Having radiator, staircase off to second floor landing.

#### BEDROOM TWO

11' 10" x 11' 8" (3.631m x 3.577m) Having radiator, TV point, two windows to front elevation.

#### BEDROOM THREE

11' 8" x 11' 9" (3.572m x 3.599m) Having two windows to rear elevation, radiator, TV point.

#### BATHROOM

Having P-shaped bath with mixer shower over and glass shower screen, vanity wash hand basin, low level WC, heated towel rail, spot lights to ceiling, wood effect flooring, fully tiled walls.

STAIRCASE TAKEN FROM FIRST FLOOR LANDING LEADING TO SECOND FLOOR

#### MASTER BEDROOM

11' 11" x 11' 8" (3.636m x 3.577m) Having radiator, TV point.

#### BATHROOM

Having P-shaped bath with mixer shower over and glass shower screen, low level WC, vanity wash hand basin, heated towel rail, extractor fan, spot lights to ceiling.

#### STORAGE CUPBOARD

11' 9" x 9' 11" (3.590m x 3.035m) Having central heating boiler, hot water tank.

#### OUTSIDE

There is an enclosed rear garden which is laid to lawn. There is secure private parking accessed via electric gates to the rear.

#### DRURYS

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation. We can also offer full Financial and Solicitor services.

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By Appointment Only - Please contact the selling agent to arrange a viewing.

