



Mastins Court

Boston, PE21 6SX

£105,000

A newly-built TOWN CENTRE House within a prestigious development built adjacent to WIDE BARGATE and PESCOD SQUARE. The property boasts open-plan living, quality high-gloss kitchen with integrated appliances, W.c and double bedroom with shower room.



Mastins Court, Boston, Lincolnshire, PE21

Accommodation

With hardwood entrance door opening to:

Open-plan Living / Kitchen 17'8" x 10'8" reducing to 8'2" (5.4 x 3.26 reducing to 2.5)

Kitchen

Fitted with a quality range of matching high-gloss wall and base units, return work surfaces with inst circular sink and mixer tap, built-in oven and hob with extractor over, integrated fridge freezer, washing machine and dishwasher, vaulted ceiling and tiled flooring.

W.c

With w.c and wash hand basin.

Living Area

With tiled flooring, independent thermostatically controlled heater, double glazed window and spiral stairs to:

Bedroom 11'7" x 12'8" reducing to 7'3" (3.54 x 3.87 reducing to 2.22)

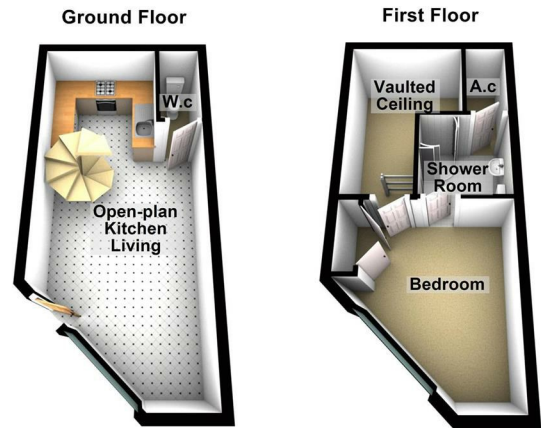
With fitted double wardrobe, independent thermostatically controlled heater and double glazed window.

Shower Room

Comprising: fully tiled corner shower, concealed w.c and vanity wash hand basin, velux roof-light and airing cupboard

Agents Notes:

The property is currently LET on a Periodic Tenancy at £525pcm



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		100	100
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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		93	97
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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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"Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale".