



22 Chester Way, Boston, PE21 7PR



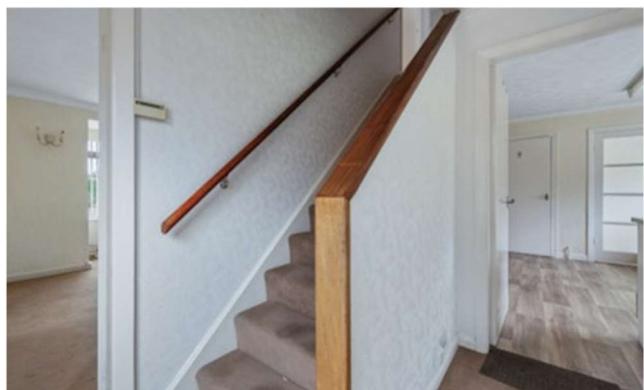
Freehold

£179,950

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Key Features

- Detached house
- Two bedrooms
- Lounge & dining kitchen
- Rear entrance utility & bathroom
- Driveway & garage
- Enclosed rear garden
- NO CHAIN
- EPC rating E





A detached house in a popular residential location off Sleaford road. In need of a little updating and having accommodation comprising: entrance hall, lounge, bathroom, dining kitchen and rear entrance utility/sun room to ground floor. Two bedrooms to first floor. Outside the property has a lawned front garden, a driveway providing off-road parking, a garage and an enclosed lawned rear garden with well stocked borders. The property benefits from gas central heating and double glazing. NO CHAIN

ACCOMMODATION

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

ENTRANCE HALL

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

LOUNGE

6.42m x 4.46m (21'1" x 14'7")

(max) Having box bow window to front elevation, coved ceiling, two radiators and wall mounted gas fire.

BATHROOM

Having window to rear elevation, coved ceiling, radiator, wood effect flooring, tiled walls, panelled bath, close coupled WC and hand basin inset to vanity unit with cupboard under.

DINING KITCHEN

3.75m x 3.48m (12'4" x 11'5")

Having window to rear elevation, coved ceiling, radiator, wood effect flooring, understairs storage cupboard, walk-in pantry and gas fired boiler providing for both domestic hot water & heating. Work surface with tiled splashback, inset 1 1/4 bowl stainless steel sink with drainer & mixer tap, cupboards, space & plumbing for automatic washing machine under, electric cooker to side. Work surface return with cupboard & drawers under.



REAR ENTRANCE UTILITY/SUN ROOM

2.35m x 1.85m (7'8" x 6'1")

Having window & part glazed door to rear elevation, coved ceiling, radiator, wood effect flooring and built-in storage cupboard.

FIRST FLOOR LANDING

Having access to roof space and eaves storage.

BEDROOM ONE

3.65m x 3.52m (12'0" x 11'6")

Having window to front elevation and radiator.

BEDROOM TWO

3.64m x 2.8m (11'11" x 9'2")

Having window to rear elevation, radiator and eaves storage.



EXTERIOR

To the front of the property there is a shaped lawn with borders. A driveway provides off-road parking and leads to the:

GARAGE

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

REAR GARDEN

Being enclosed with access from both sides. Having a paved patio & footpaths, shaped lawn with well stocked borders and an informal pond.



Floorplan



SERVICES

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

LOCAL AREA

Situated in Boston, the property enjoys access to the town's range of amenities, educational facilities, and transport connections. The area balances residential tranquillity with convenient access to local retail outlets, leisure opportunities, and cultural attractions, supporting a comfortable and well-connected lifestyle.

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

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lifetime legal

 **NEWTON FALLOWELL**

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