



48 Medforth Lane, Boston, PE23 9HW



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Freehold

Guide price £170,000



## Key Features

- Semi-detached house
- Three bedrooms
- Lounge & dining kitchen
- Off-road parking & garage
- Enclosed rear garden
- Gas central heating
- Double glazing
- EPC rating C





A semi-detached house on the outskirts of town and within walking distance to the Witham Way Country Park. Having well presented accommodation comprising: entrance hall, lounge and dining kitchen to ground floor. Three bedrooms and bathroom to first floor. Outside the property has ample off-road parking to the front, a garage and an enclosed rear garden. The property benefits from gas central heating and double glazing.

#### ACCOMMODATION

Part glazed uPVC front entrance door through to the:

#### ENTRANCE HALL

Having radiator, laminate flooring and staircase rising to first floor. Double doors through to the:

#### LOUNGE

4.06m x 3.8m (13.3ft x 12.5ft)

Having box bay window to front elevation, radiator, laminate flooring, wall light points and television aerial connection point. Archway through to the:

#### DINING KITCHEN

4.73m x 2.51m (15.5ft x 8.2ft)

Having window & french doors to rear elevation, part glazed uPVC door to side elevation, radiator, tile effect flooring and understairs storage cupboard. Fitted with a range of base & wall units with work surfaces, upstands & tiled splashbacks comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboards, integrated dishwasher, space & plumbing for automatic washing machine under, glazed display unit and gas fired boiler providing for both domestic hot water & heating over. Further work surface with inset gas hob, integrated electric double oven, cupboards & drawers under, cupboards & concealed cooker hood over, space for upright fridge/freezer to one side.

#### FIRST FLOOR LANDING

Having access to boarded roof space with ladder & lighting and built-in airing cupboard.

#### BEDROOM ONE

3.41m x 2.68m (11.2ft x 8.8ft)

Having window to front elevation, radiator and built-in wardrobe.

#### BEDROOM TWO

2.87m x 2.92m (9.4ft x 9.6ft)

Having window to rear elevation, radiator and built-in wardrobe.

#### BEDROOM THREE

2.34m x 2m (7.7ft x 6.6ft)

Having window to front elevation, radiator and built-in cupboard.

#### BATHROOM

2m x 1.08m (6.6ft x 3.5ft)

Having window to rear elevation, chrome heated dual fuel towel rail, wood effect flooring, extractor and full height storage cupboard. Fitted with a white suite comprising: panelled bath with rainfall shower fitting & anti-splash screen over, WC with concealed cistern and hand basin with mixer tap inset to vanity unit with cupboard under.



## EXTERIOR

To the front of the property there is a large gravelled area which provides ample off-road parking and leads to a:

## GARAGE

Of timber construction with double doors to the front, window to side, door to rear, work bench, light and power.

Gated access to the:

## REAR GARDEN

Being enclosed by timber fencing and having a paved patio area, lawned area & bark chipped area to far rear.

## SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a Worcester Bosch gas fired boiler (one year old) served by radiators and the property is double glazed. We are advised that the property has had new gutters, downpipes and front door panel. The current council tax is band B.

## 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.

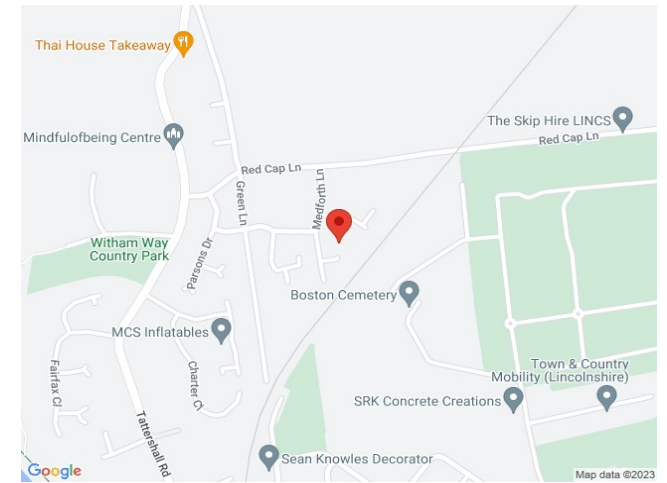
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 **NEWTON  
FALLOWELL**

# Floorplan



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