



43 Woodthorpe Avenue, Boston, PE21 0NS



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Freehold

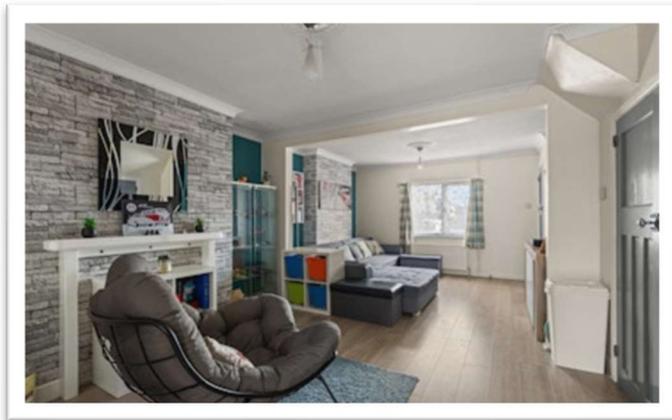
£169,950



## Key Features

- Semi-detached house
- Three bedrooms
- Lounge & dining kitchen
- Bathroom & shower room
- Off-road parking to front
- Good size enclosed rear garden
- Gas central heating & double glazing
- EPC rating D





Situated in a popular and well-established residential area, within easy walking distance of local amenities, this extended semi-detached home offers spacious and beautifully presented accommodation ideal for modern family living.

The ground floor comprises of an entrance hall, a comfortable lounge, a stylish dining kitchen perfect for everyday living and entertaining, a bathroom and the added convenience of a separate shower room. Upstairs, there are three bedrooms providing flexible space for families, guests or home working.

Externally, the property benefits from off-road parking to the front and a generous enclosed rear garden, ideal for relaxing, children's play or outdoor dining.

Further advantages include gas central heating and double glazing throughout, ensuring comfort and efficiency year-round.



#### ACCOMMODATION

Part glazed front entrance door through to the:

#### ENTRANCE HALL

Having staircase rising to first floor, door to lounge and door to the:

#### BATHROOM

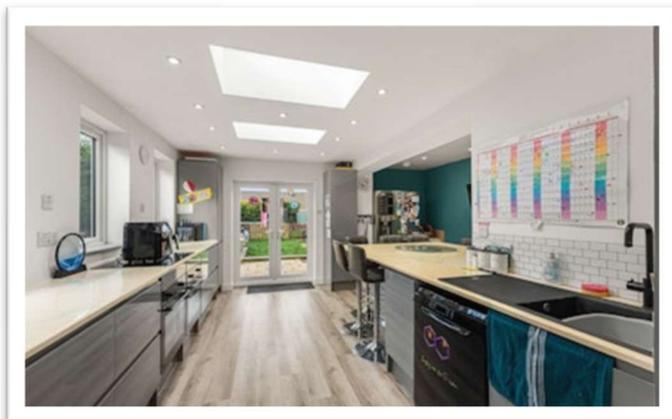
1.97m x 1.73m (6'6" x 5'8")

Having window to rear elevation, coved ceiling with inset ceiling spotlights, heated towel rail, tiled walls, tiled floor, panelled bath, hand basin inset to vanity unit with cupboard under and WC with concealed cistern.

#### LOUNGE

7.13m x 3.9m (23'5" x 12'10")

Having window to front elevation, coved ceiling with two moulded ceiling roses, two radiators and wood effect flooring. Opening to the:



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### DINING KITCHEN

5.29m x 4.83m (17'5" x 15'10")

(max) Having three windows to side elevation, french doors to rear elevation, two rooflights, inset ceiling spotlights, radiator and wood effect flooring. Fitted with a range of units with work surfaces comprising: composite sink with drainer & mixer tap incorporating boiling water tap inset to work surface, cupboards & space for dishwasher under, fitted breakfast table to side. Further work surface with inset electric hob, two integrated electric ovens & range of drawers under, tall units to both sides. Further tall unit and space for american style fridge/freezer.

### SHOWER ROOM

2.11m x 1.52m (6'11" x 5'0")

(max) Having inset ceiling spotlights, heated towel rail, mermaid board walls, wood effect flooring, shower enclosure with electric shower fitting, close coupled WC and hand basin inset to vanity unit with cupboard under.



### FIRST FLOOR LANDING

Having window to side elevation.

### BEDROOM ONE

4.89m x 3.06m (16'0" x 10'0")

Having window to front elevation and radiator.

### BEDROOM TWO

3.65m x 2.54m (12'0" x 8'4")

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

### BEDROOM THREE

2.71m x 2.25m (8'11" x 7'5")

Having window to rear elevation and radiator.

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## EXTERIOR

To the front of the property there is a gravelled area which provides ample off-road parking.

Gated access to the:

## REAR GARDEN

Being enclosed and having a paved patio area, concrete seating area, lawned area and two garden sheds.

## THE PLOT

The property occupies a plot of approximately 0.12 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

## SERVICES

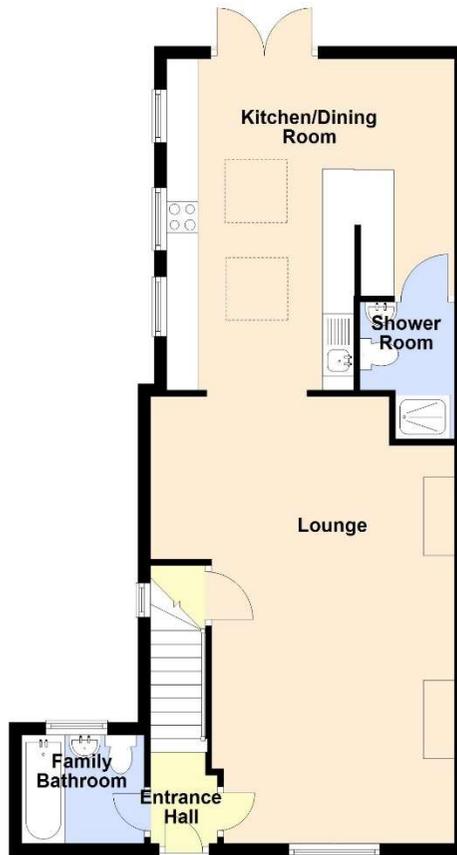
The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators and the property is double glazed. The current council tax is band A.



# Floorplan

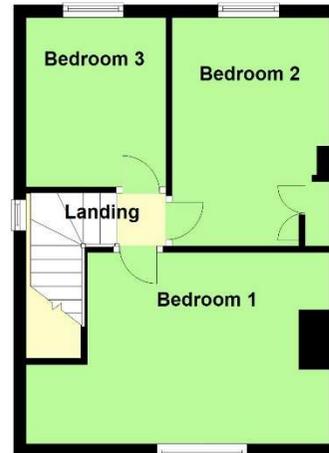
## Ground Floor

Approx. 63.8 sq. metres (686.3 sq. feet)



## First Floor

Approx. 33.3 sq. metres (358.0 sq. feet)



Total area: approx. 97.0 sq. metres (1044.3 sq. feet)

## VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

## LIFETIME LEGAL

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £72 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

lifetime legal

## AGENT'S NOTES

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