



25 Wing Drive, Fishtoft, Boston, PE21 0NT



Freehold

£155,000

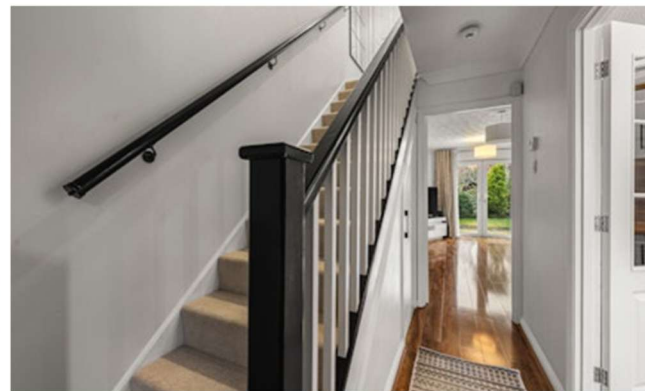
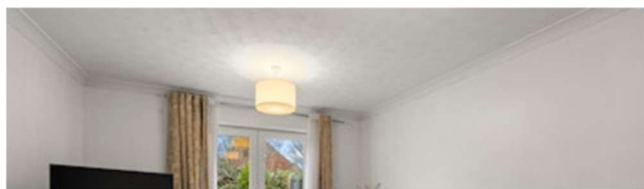


## Key Features

- Semi-detached house
- Two bedrooms
- Lounge, kitchen & shower room
- Driveway & car port
- Enclosed rear garden
- Gas central heating & double glazing
- EPC rating C



# NEWTON FALLOWELL



A modern residential location. Having well  
pre-floored hall, kitchen and lounge to ground  
floor. Outside the property has a front  
garden, a driveway with car port providing  
garden. The property benefits from gas ce

lar residential location. Having well  
ce hall, kitchen and lounge to ground  
floor. Outside the property has a front

## ACCOMMODATION

Part glazed front entrance door through to the:

## ENTRANCE HALL

Having coved ceiling, radiator, laminate flooring, unders

## KITCHEN

3.29m x 1.78m (10'10" x 5'10")

Having window to front elevation, coved ceiling and tiled floor. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards under. Work surface return with inset electric hob, integrated electric oven, cupboard



### FIRST FLOOR LANDING

Having coved ceiling, access to roof space and airing cupboard with radiator and shelving.

### BEDROOM ONE

3.69m x 3.56m (12'1" x 11'8")

Having window to rear elevation, coved ceiling and radiator.

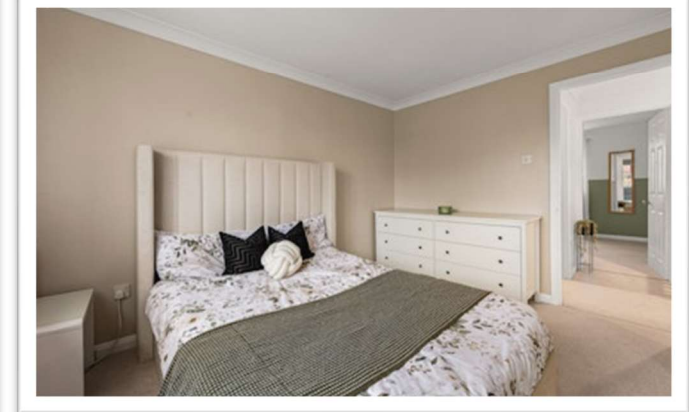
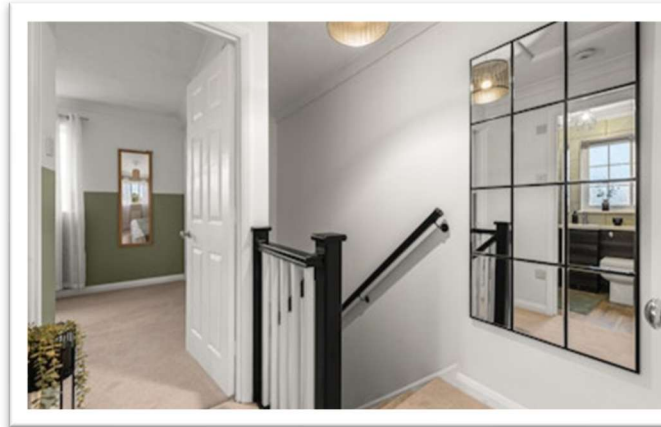
### BEDROOM TWO

2.67m x 2.51m (8'10" x 8'2")

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

### SHOWER ROOM

Having window to side elevation, coved ceiling, radiator, tiled walls and extractor. Fitted with a suite comprising: shower enclosure with electric shower fitting, hand basin inset to vanity unit with cupboard under and WC with concealed cistern.



## EXTERIOR

To the front of the property there is a garden area enclosed by picket fencing. A driveway provides off-road parking and extends down the side of the property to a car port. Gated access to the:

## REAR GARDEN

Being enclosed and having a paved patio, slate chip area with circular lawn and garden shed.

## 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.

## 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.

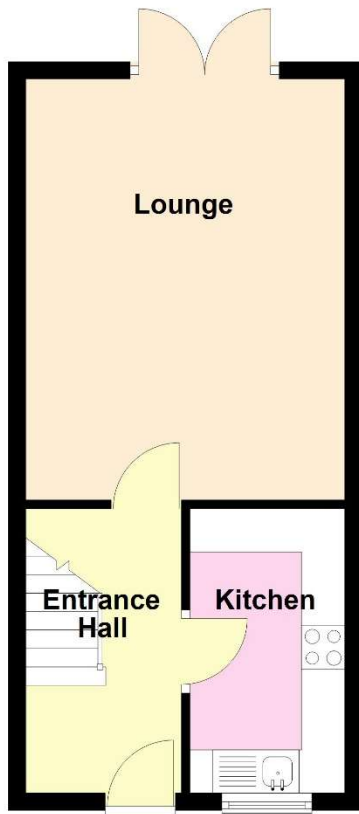
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## Floorplan

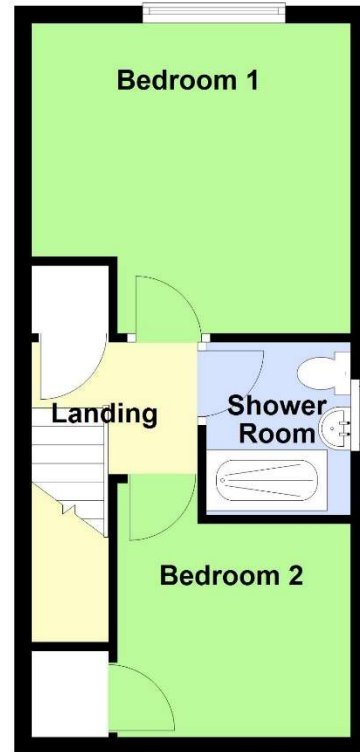
### Ground Floor

Approx. 30.5 sq. metres (328.1 sq. feet)



### First Floor

Approx. 30.5 sq. metres (328.1 sq. feet)



Total area: approx. 61.0 sq. metres (656.2 sq. feet)



### AGENT'S NOTES

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