



12 Grand Sluice Lane, Boston, PE21 9HL



3



1



2

Freehold

£125,000



## Key Features

- Terrace house
- Three bedrooms
- Sitting room & lounge
- Dining kitchen & re-fitted bathroom
- Enclosed rear garden
- Off-road parking to rear
- EPC rating C





A terrace house conveniently located within walking distance to Boston town centre. Having well presented accommodation comprising: sitting room, inner hall, lounge with multi-fuel burner, dining kitchen, rear entrance and re-fitted bathroom to ground floor. Three bedrooms to first floor. Outside the property has an enclosed rear garden with off-road parking to the far rear accessed off Norfolk Street. The property benefits from gas central heating and double glazing.

#### ACCOMMODATION

Part glazed front entrance door through to the:

#### SITTING ROOM

3.46m x 3.18m (11'5" x 10'5")

Having window to front elevation, coved ceiling and radiator.

#### INNER HALL

Having staircase rising to first floor.

#### LOUNGE

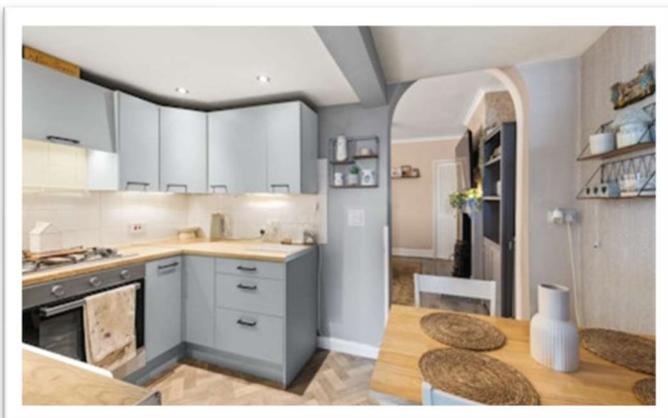
3.45m x 3.2m (11'4" x 10'6")

Having coved ceiling, radiator, wood effect flooring, understairs storage cupboard and fireplace with tiled hearth and inset multi-fuel burner. Archway to the:

#### DINING KITCHEN

3.40m x 2.42m (11'1" x 7'11")

Having inset ceiling spotlights and wood effect flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboard, space & plumbing for automatic washing machine under, cupboards over. Work surface return with inset gas hob, integrated electric oven & cupboards under, cupboards & concealed extractor over. Further work surface return with drawers under, cupboards over. Archway to the:



### REAR ENTRANCE

Having inset ceiling spotlights, wood effect flooring and part glazed door to rear elevation.

### BATHROOM

Having window to rear elevation, inset ceiling spotlights, radiator, tiled floor, tiled splashbacks and extractor. Fitted with a suite comprising: panelled bath with mixer tap, shower attachment & anti-splash screen over, close coupled WC and hand basin on vanity unit with cupboard under.

### FIRST FLOOR LANDING

### BEDROOM ONE

3.46m x 3.2m (11'5" x 10'6")

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

### BEDROOM TWO

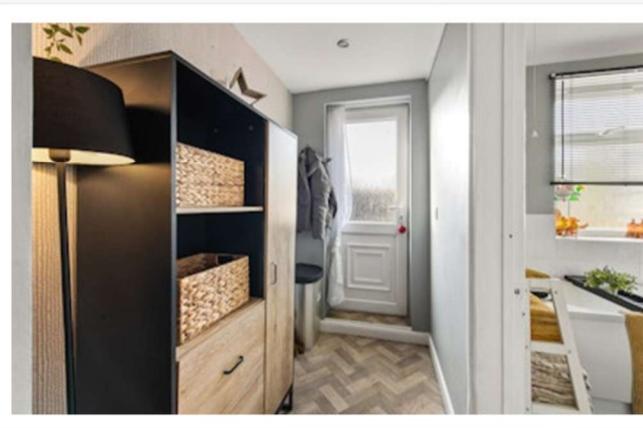
3.44m x 3.21m (11'4" x 10'6")

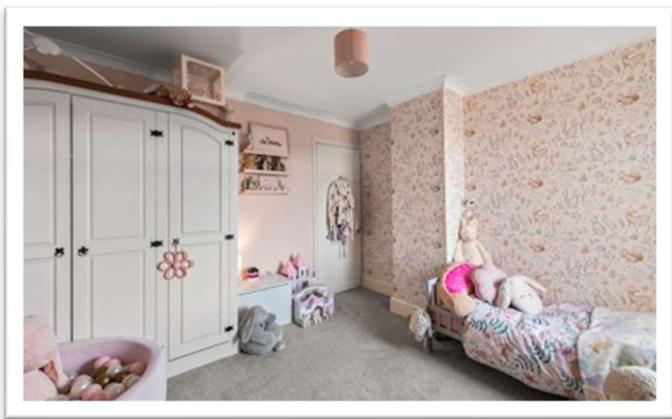
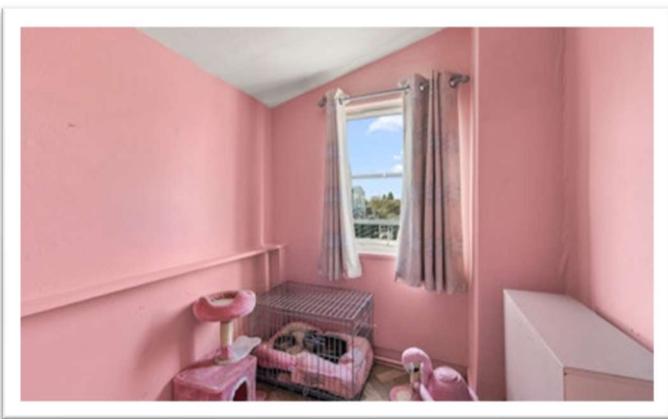
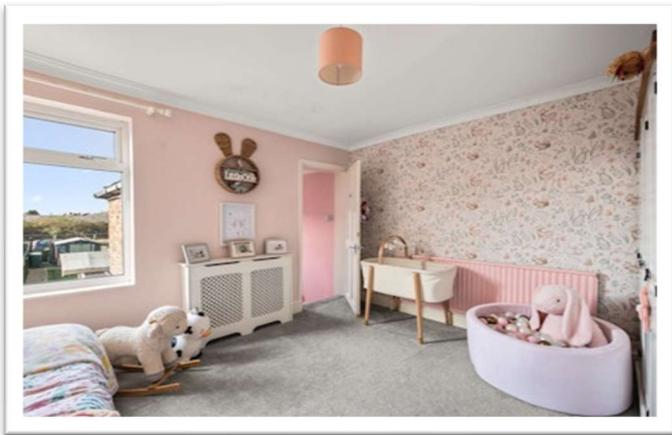
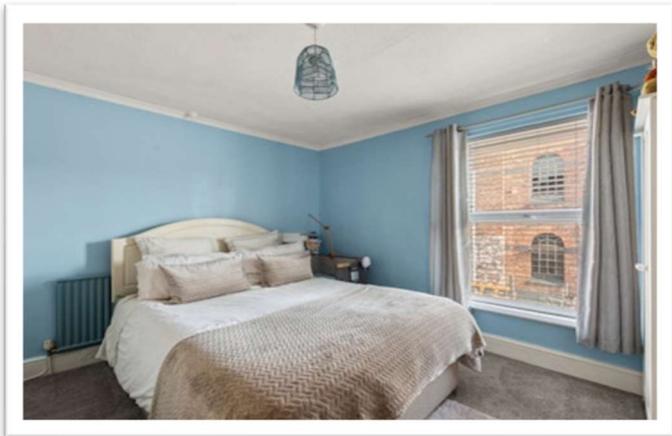
Having window to rear elevation, coved ceiling and radiator. Door to:

### BEDROOM THREE

2.47m x 1.95m (8'1" x 6'4")

Having window to rear elevation, radiator and gas fired combination boiler providing for both domestic hot water & heating.





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## EXTERIOR

To the rear of the property there is an enclosed yard with side access (right of way for neighbouring properties), garden shed, summerhouse and lawned area. There is a driveway to the rear of the property which is accessed off Norfolk Street and provides off-road parking.

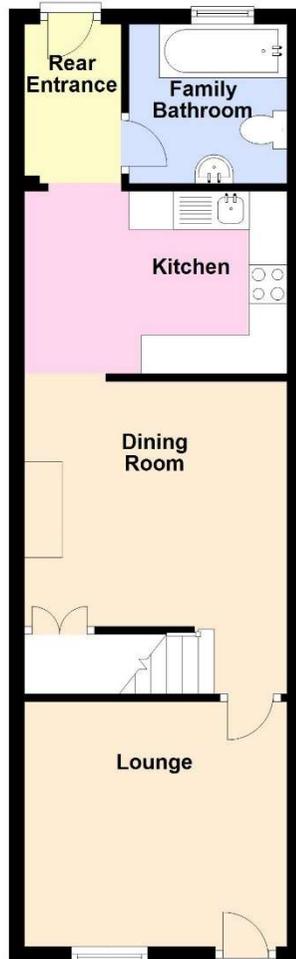
## SERVICES

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



## Floorplan

**Ground Floor**  
Approx. 41.6 sq. metres (448.0 sq. feet)



**First Floor**  
Approx. 30.7 sq. metres (330.1 sq. feet)



Total area: approx. 72.3 sq. metres (778.2 sq. feet)

### VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

### LIFETIME LEGAL

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