

NEWTON FALLOWELL

9 Cooks Lock, Boston - PE21 7PW

£200,000

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Boston

A detached house in a cul-de-sac location on the outskirts of town. Having accommodation comprising: entrance hall, cloakroom, lounge/diner, kitchen and sitting room/bedroom to ground floor. Master bedroom with en-suite, two further bedrooms and bathroom to first floor. Outside the property has a driveway providing off-road parking and an enclosed low maintenance rear garden.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

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ACCOMMODATION
Part glazed uPVC front entrance door through to the:

ENTRANCE HALL
Having window to side elevation, radiator and door to the:

CLOAKROOM
Having window to front elevation, radiator, close coupled WC and hand basin with tiled splashback.

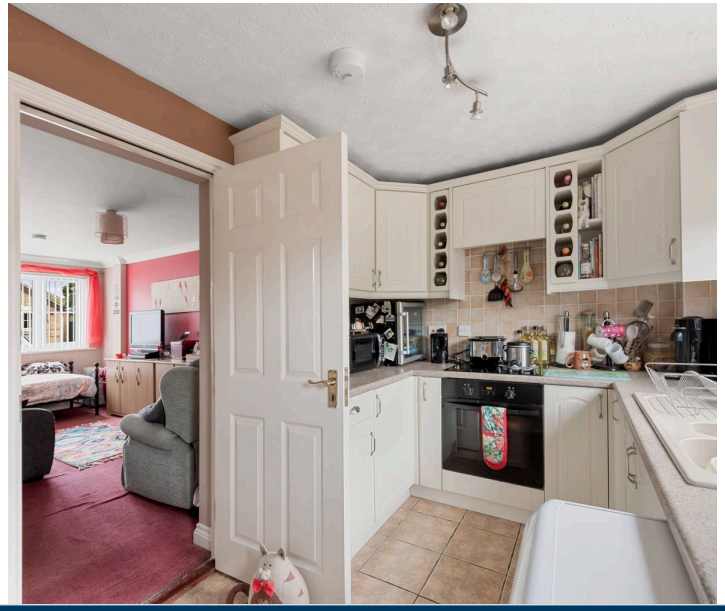
LOUNGE/DINER
14' 0" x 9' 2" (4.27m x 2.79m)
Having window to front elevation, french doors to rear elevation & garden, coved ceiling, radiator, laminate flooring, staircase rising to first floor, television aerial & telephone connection points and fireplace with marble back & hearth, inset living flame style fire and ornamental surround.

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KITCHEN
7' 7" x 13' 10" (2.31m x 4.22m)
Having window & part glazed door to rear elevation, ceramic tiled floor and understairs storage cupboard. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl sink with drainer & mixer tap inset to work surface, cupboards, space & plumbing for automatic washing machine under. Work surface return with inset electric hob, integrated electric oven & cupboards under, cupboards, wine racks & concealed cooker hood over. Further work surface return with cupboards under, cupboards over.

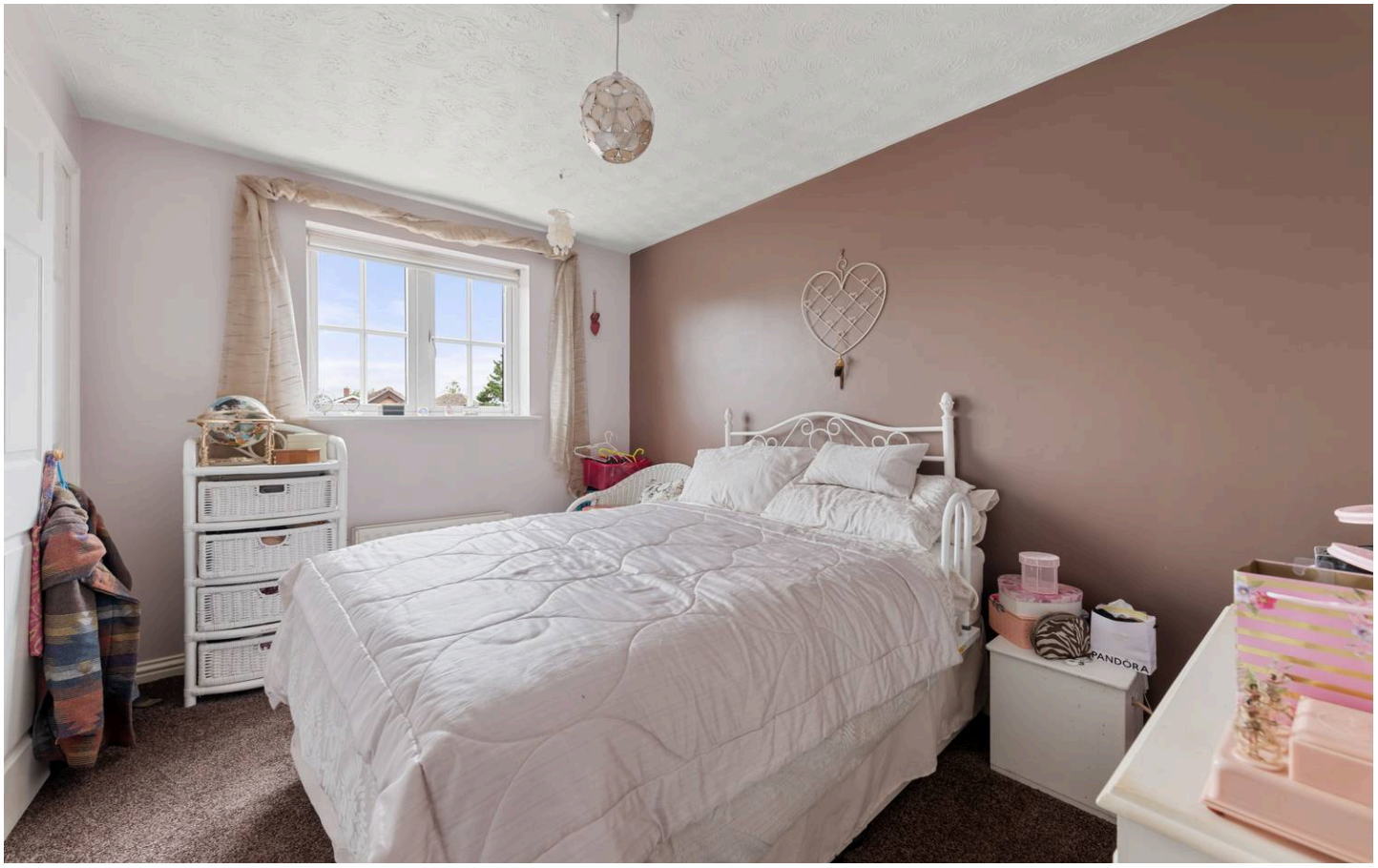
SITTING ROOM/BEDROOM
8' 2" x 16' 4" (2.49m x 4.98m)
Having window to front elevation and coved ceiling.

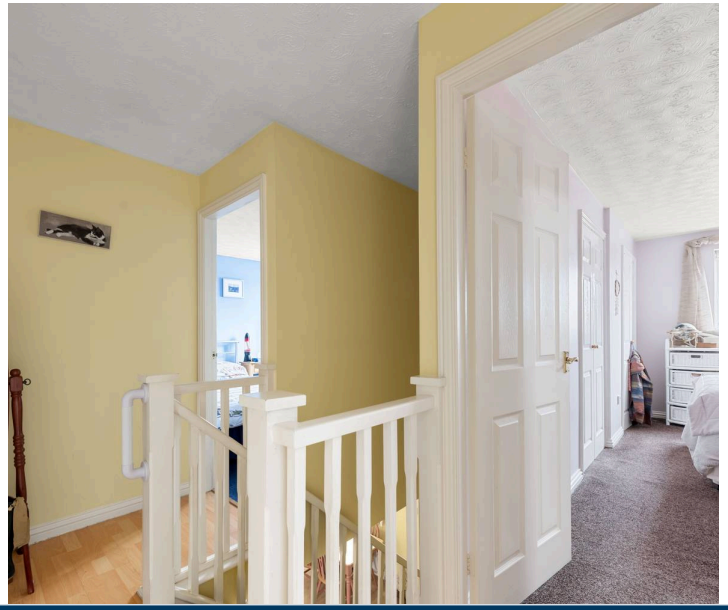






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FIRST FLOOR LANDING
Having laminate flooring, radiator and built-in airing cupboard housing hot water cylinder with shelving.

MASTER BEDROOM
8' 8" x 15' 7" (2.64m x 4.75m)
Having window to front elevation, radiator and two built-in wardrobes.

EN-SUITE
Having window to side elevation, radiator, part tiled walls and extractor. Fitted with a suite comprising: shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.

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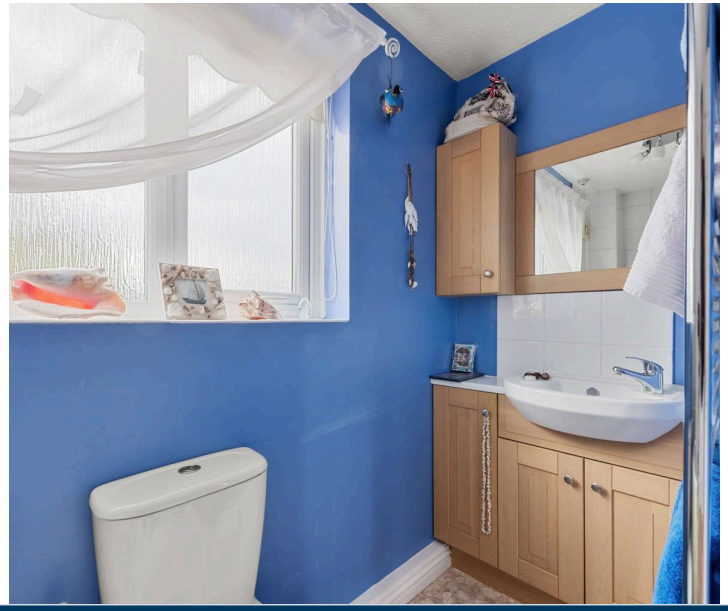
BEDROOM TWO
9' 9" x 10' 7" (2.97m x 3.23m)
Having window to front elevation, radiator and built-in wardrobe.

BEDROOM THREE
8' 11" x 11' 1" (2.72m x 3.38m)
Having window to rear elevation and radiator.

FAMILY BATHROOM
Having window to rear elevation, heated towel rail, extractor and part tiled walls. Fitted with a suite comprising: Jacuzzi bath with electric shower fitting over, close coupled WC and hand basin inset to vanity unit with cupboards under, cupboards & mirror over.







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EXTERIOR

To the front of the property there is block paved area which provides off-road parking and there is gated access to the:

REAR GARDEN

Being enclosed and laid to granite chips for ease of maintenance with beds & borders. Having a paved patio with extendable awning over, garden shed and greenhouse.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler served by radiators and the property is double glazed. The current council tax is band C. The property also has solar panels.

LIFETIME LEGAL

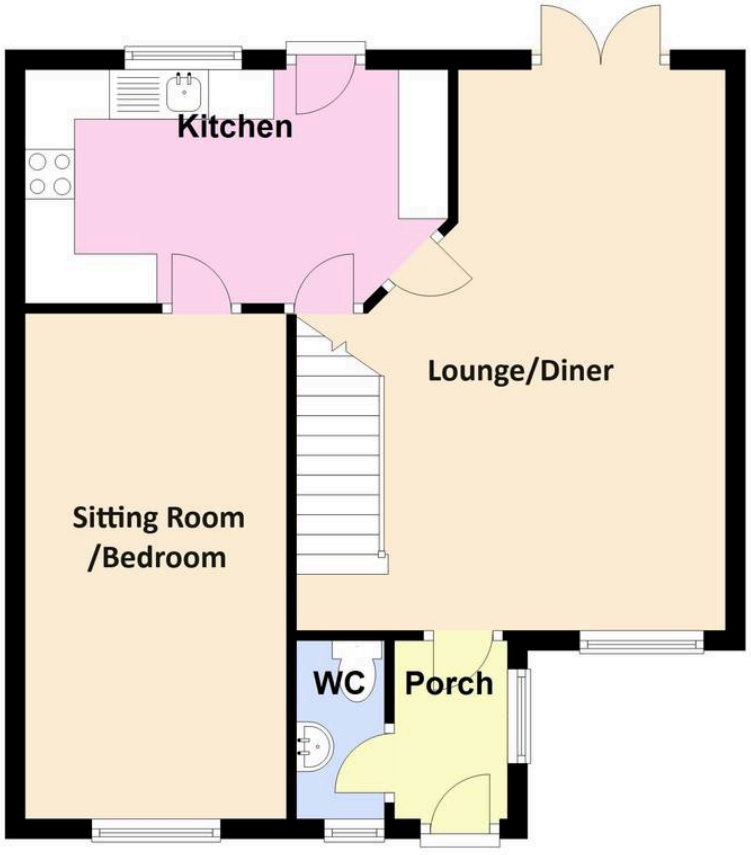
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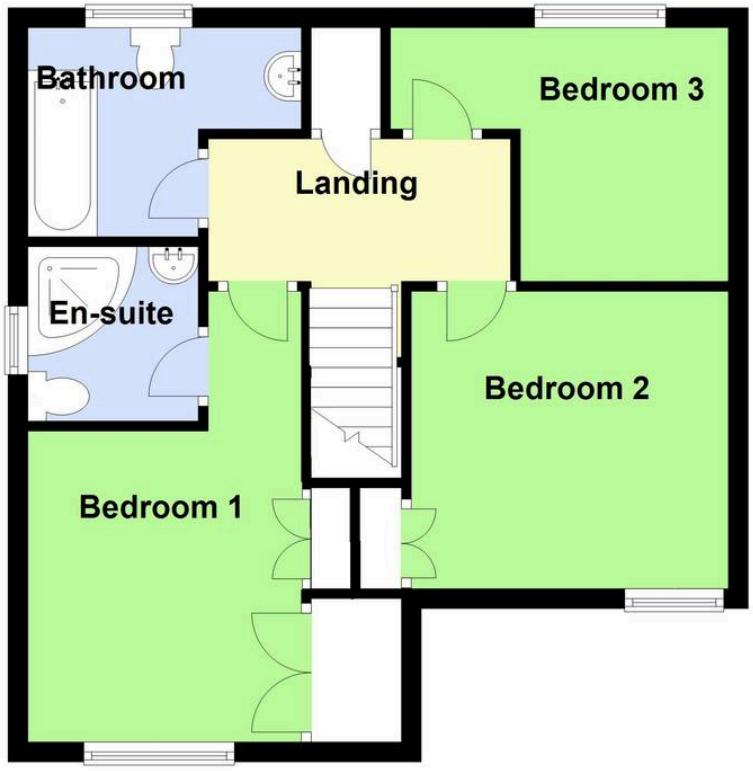
Ground Floor

Approx. 49.0 sq. metres (527.0 sq. feet)



First Floor

Approx. 45.8 sq. metres (493.5 sq. feet)



Total area: approx. 94.8 sq. metres (1020.5 sq. feet)

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