



57 Eton Way, Boston, PE21 7BF

 3  2  1



Freehold

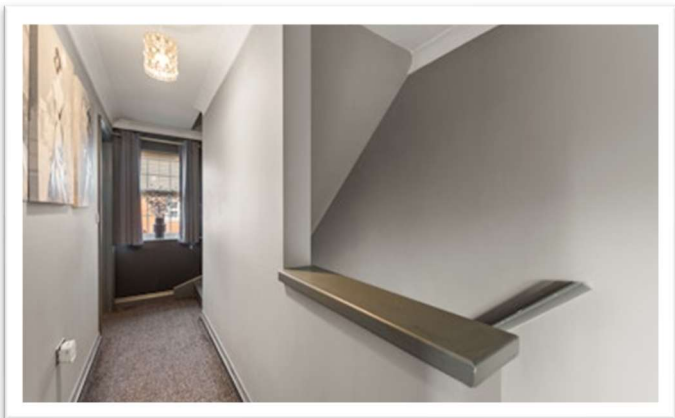
£200,000



## Key Features

- Three storey end terrace house
- Three bedrooms
- Lounge & dining kitchen
- Cloakroom, en-suite & bathroom
- Garage in block nearby
- Enclosed rear garden
- EPC rating B





Situated in a highly sought-after residential area on the outskirts of town, this attractive three-storey end-terrace home enjoys a pleasant open outlook across a green area, offering a wonderful sense of space and privacy.

The well-planned accommodation comprises of an entrance hall, a comfortable lounge ideal for relaxing, a spacious dining kitchen perfect for family meals and entertaining and a convenient ground floor cloakroom.

The first floor offers two bedrooms and a family bathroom featuring both a bath and separate shower. Occupying the entire top floor, the master suite provides a generous double bedroom along with its own private en-suite, creating a peaceful retreat.

Externally, the property benefits from an enclosed rear garden, ideal for outdoor dining or family enjoyment, together with a garage located in a nearby block. Further advantages include gas central heating and double glazing throughout.

#### ACCOMMODATION

Part glazed front entrance door through to the:

#### ENTRANCE HALL

Having radiator and staircase rising to first floor.

#### LOUNGE

4.91m x 3.56m (16'1" x 11'8")

(max) Having windows to front & side elevations, coved ceiling, two radiators, wood effect flooring and understairs storage cupboard.

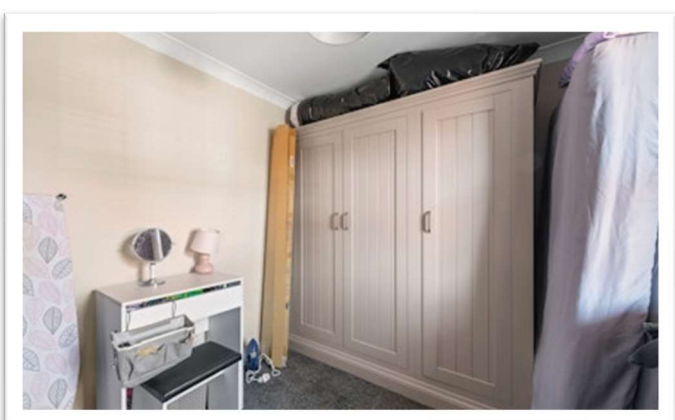
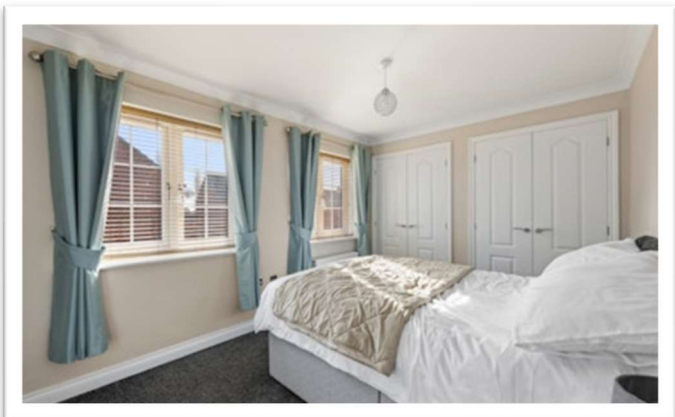
#### DINING KITCHEN

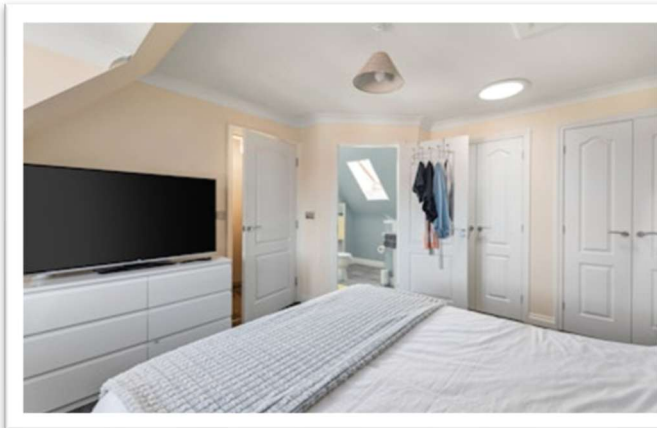
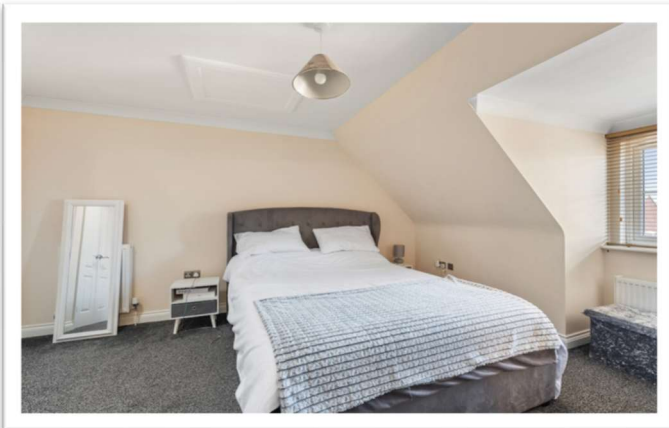
4.74m x 2.73m (15'7" x 9'0")

Having window & glazed door to rear elevation, coved ceiling with inset ceiling spotlights, radiator and tiled floor. Fitted with a range of base & wall units with work surfaces & upstands comprising: composite sink with drainer & mixer tap inset to work surface, cupboard, space & plumbing for automatic washing machine & tumble dryer under. Work surface return with inset gas hob, integrated electric oven, cupboards & drawers under, cupboards & stainless steel extractor over. Further work surface return with cupboards under, cupboards over and space for upright fridge/freezer to side.

#### CLOAKROOM

Having radiator, tiled floor, close coupled WC and hand basin.





### FIRST FLOOR LANDING

Having window to front elevation, coved ceiling, radiator and staircase rising to second floor.

### BEDROOM TWO

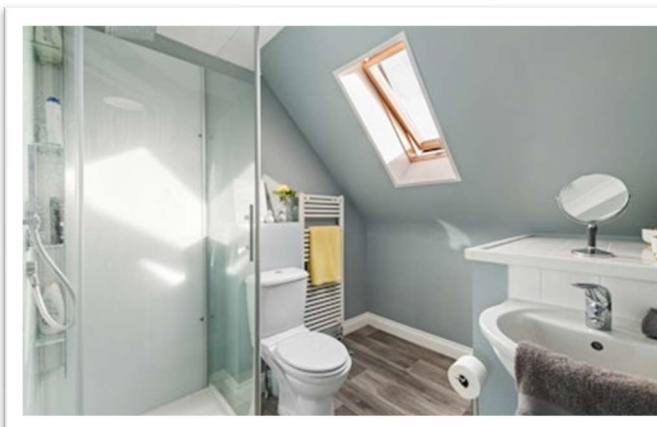
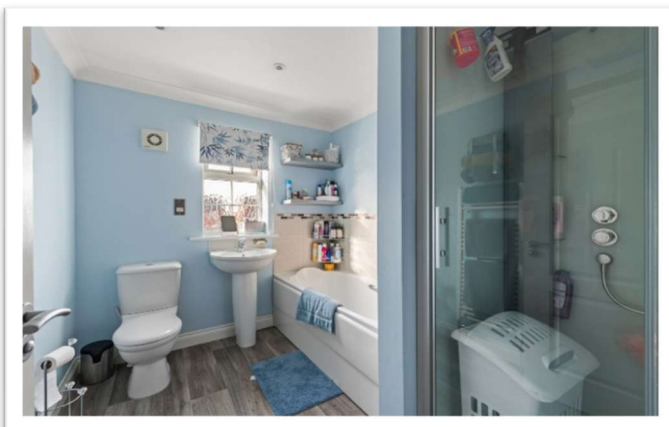
3.97m x 2.73m (13'0" x 9'0")

Having two windows to rear elevation, coved ceiling, radiator and two built-in wardrobes.

### BEDROOM THREE

2.69m x 2.64m (8'10" x 8'8")

Having window to front elevation, coved ceiling and radiator.



### BATHROOM

2.63m x 2.12m (8'7" x 7'0")

Having window to side elevation, coved ceiling with inset ceiling spotlights, heated towel rail, extractor, shaver point and wood effect flooring. Fitted with a suite comprising: shower enclosure with mixer shower fitting, panelled bath, close coupled WC and pedestal hand basin.

### SECOND FLOOR LANDING

Having door to the:

### MASTER BEDROOM

4.14m x 3.65m (13'7" x 12'0")

(max) Having dormer style window to front elevation, coved ceiling, radiator, access to roof space and two built-in wardrobes.

### EN-SUITE

2.42m x 2.2m (7'11" x 7'2")

(max) Having Velux style window to rear elevation, heated towel rail, wood effect flooring, shower enclosure with mixer shower fitting, close coupled WC and hand basin.



### EXTERIOR

To the front & side of the property there is a lawned garden enclosed by wrought iron railings with a paved footpath leading to steps up to the front entrance door.

### REAR GARDEN

Being enclosed with a rear access gate and having a paved patio & footpath, lawned garden and garden shed.

### GARAGE

In a block to the side of the property and having an up-and-over door.

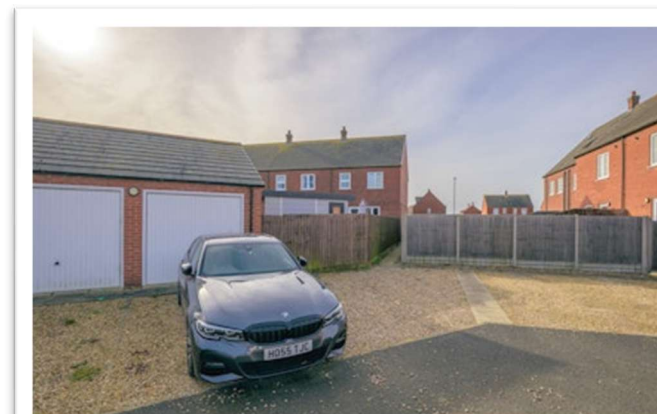
### SERVICES

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 B.

### 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

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

## Floorplan



Total area: approx. 100.8 sq. metres (1084.7 sq. feet)



Newton Fallowell Boston (Sales)

01205 353100

[boston@newtonfallowell.co.uk](mailto:boston@newtonfallowell.co.uk)