



16 Langrick Road

Boston

Occupying a popular residential position with an attractive outlook to the front, this three-bedroom semi-detached home offers well-planned accommodation that's ideally suited to family life, first-time buyers or those looking for a comfortable home with plenty of outside space.

The accommodation begins with a welcoming entrance hall leading through to a spacious dining kitchen, creating an ideal hub for everyday living and entertaining. A useful utility area helps keep the practicalities tucked away, while the conservatory provides an additional reception space overlooking the rear garden. The separate lounge offers a comfortable setting for relaxing at the end of the day.

Upstairs, the property offers three bedrooms served by a family bathroom.

Outside, the lawned front garden complements the property's pleasant outlook, while the driveway provides ample off-road parking and leads to the garage. To the rear, the enclosed garden offers a private outdoor space for children, pets or simply enjoying the warmer months.

Further benefits include gas central heating and double glazing throughout.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C





ACCOMMODATION

Porch recess with part glazed front entrance door and side screens through to the:

ENTRANCE HALL

Having radiator, mosaic tiled floor, staircase rising to first floor and understairs storage cupboard housing gas fired combination boiler providing for both domestic hot water & heating.

DINING KITCHEN

17' 4" x 12' 1" (5.28m x 3.68m)

(max) Having part glazed door to side elevation, french doors to the conservatory, radiator and laminate flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: undercounter sink with mixer tap inset to work surface with cupboards under. Further work surface with cupboard & drawers under, cupboards over and space for upright fridge/freezer to one side with cupboard over. Feature exposed brick wall with recess for gas range style cooker with extractor over and work surface to either side with cupboards under and cupboards over. Door to the utility and opening to the:





LOUNGE

11' 0" x 10' 9" (3.35m x 3.28m)

Having window to front elevation, coved ceiling, laminate flooring, cupboard & shelving to alcoves and fireplace with tiled hearth & multi-fuel burner.

UTILITY

Having window to rear elevation, work surface with inset stainless steel sink & drainer, double cupboard, space & plumbing for automatic washing machine under.

CONSERVATORY

9' 1" x 9' 1" (2.77m x 2.77m)

Of sealed unit double glazed uPVC frame construction on brick walls with pitched polycarbonate roof. Having french doors to rear garden, radiator and laminate flooring.





FIRST FLOOR LANDING

Having window to side elevation and access to roof space.

BEDROOM ONE

12' 0" x 8' 2" (3.66m x 2.49m)

(wardrobe in addition) Having window to rear elevation, radiator and built-in wardrobes to one wall with sliding mirror doors.



BEDROOM TWO

10' 11" x 8' 11" (3.33m x 2.72m)

Having bay window to front elevation, radiator and built-in cupboards to alcoves to either side of chimney breast.

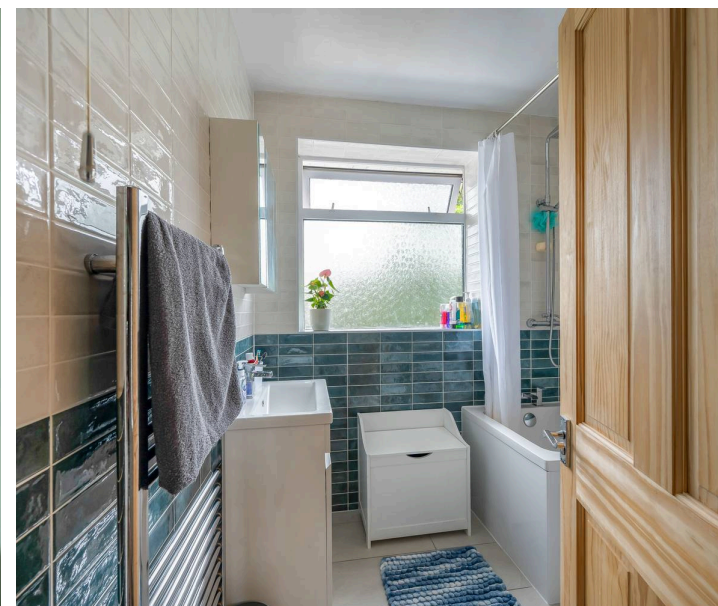
BEDROOM THREE

7' 1" x 7' 0" (2.16m x 2.13m)

Having window to front elevation and radiator.

BATHROOM

Having window to rear elevation, heated towel rail, tiled walls and extractor. Fitted with a suite comprising: shaped bath with shower fitting & anti-splash screen over, close coupled WC and hand basin inset to vanity unit with cupboard under and shelving to side.





EXTERIOR

To the front of the property there is a shaped lawn with borders. A driveway provides off-road parking and gates to the side give access to further driveway and the:

GARAGE

20' 11" x 11' 5" (6.38m x 3.48m)

Having up-and-over door, window to side, light and power.

REAR GARDEN

Being enclosed and having a shaped lawn and outside tap.

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 B.

LIFETIME LEGAL

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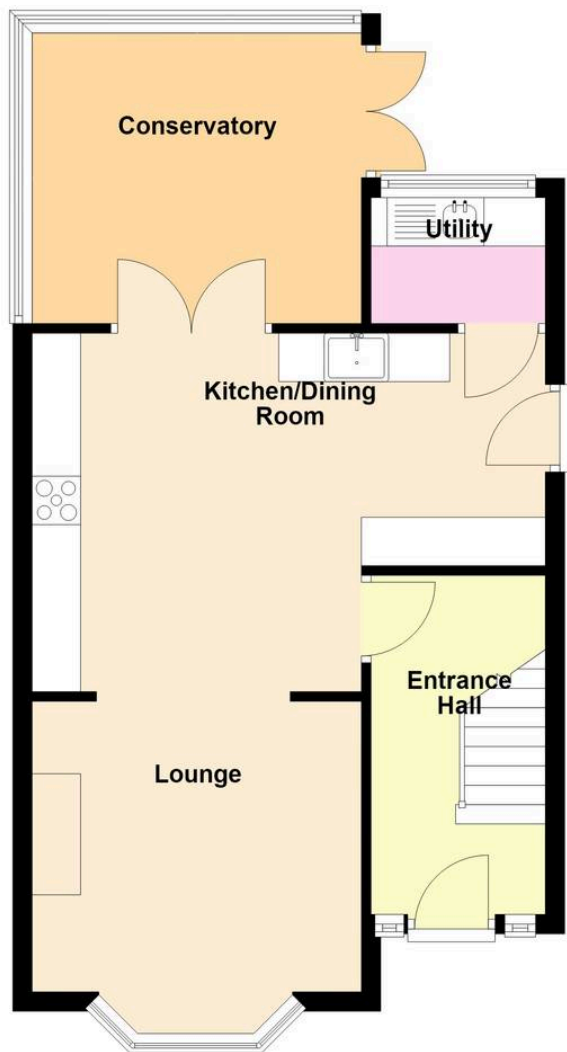




 **NEWTON FALLOWELL**

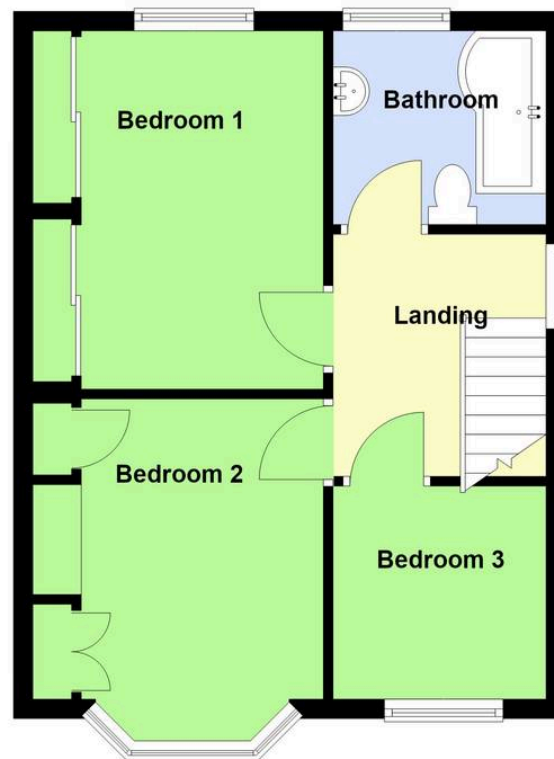
Ground Floor

Approx. 48.0 sq. metres (516.4 sq. feet)



First Floor

Approx. 36.5 sq. metres (393.2 sq. feet)



Total area: approx. 84.5 sq. metres (909.6 sq. feet)

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