



5 Harrow Place

Boston

This modern mid-terraced home is ideally situated on the outskirts of town, within easy walking distance of Boston West Primary School, making it perfect for families and professionals alike.

The property offers well-presented and thoughtfully arranged accommodation throughout. The ground floor features a spacious dining kitchen, a convenient cloakroom/utility room, an inner hallway and a comfortable lounge ideal for relaxing or entertaining.

Upstairs, the first floor provides three bedrooms and a family bathroom complete with a separate shower, offering both practicality and comfort.

Externally, the property benefits from off-road parking to the rear, a garage and a fully enclosed, low-maintenance rear garden, perfect for enjoying outdoor space with minimal upkeep.

Additional benefits include gas central heating and double glazing, ensuring warmth and energy efficiency throughout the home.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





ACCOMMODATION

Steps up to the part glazed front entrance door through to the:

DINING KITCHEN

16' 9" x 12' 6" (5.10m x 3.80m)

Having window to front elevation, coved ceiling with inset ceiling spotlights, radiator, wood effect flooring and built-in cupboard. Fitted with a range of base & wall units with work surfaces, upstands comprising: composite sink with drainer & mixer tap and gas hob inset to work surface, integrated electric oven, cupboards, drawers and space for dishwasher under, cupboards & stainless steel cooker hood over. Further work surface with cupboards under, cupboards over and space for upright fridge/freezer to one side. Further work surface forming breakfast bar.

CLOAKROOM/UTILITY

Having coved ceiling, radiator, wood effect flooring, close coupled WC, wall mounted corner hand basin and work surface with space & plumbing for automatic washing machine under. From the dining kitchen an archway leads through to the:

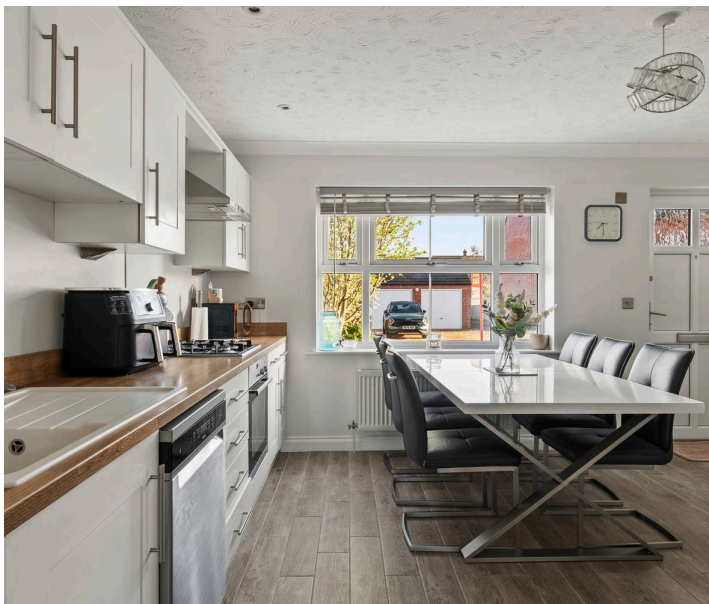
INNER HALL

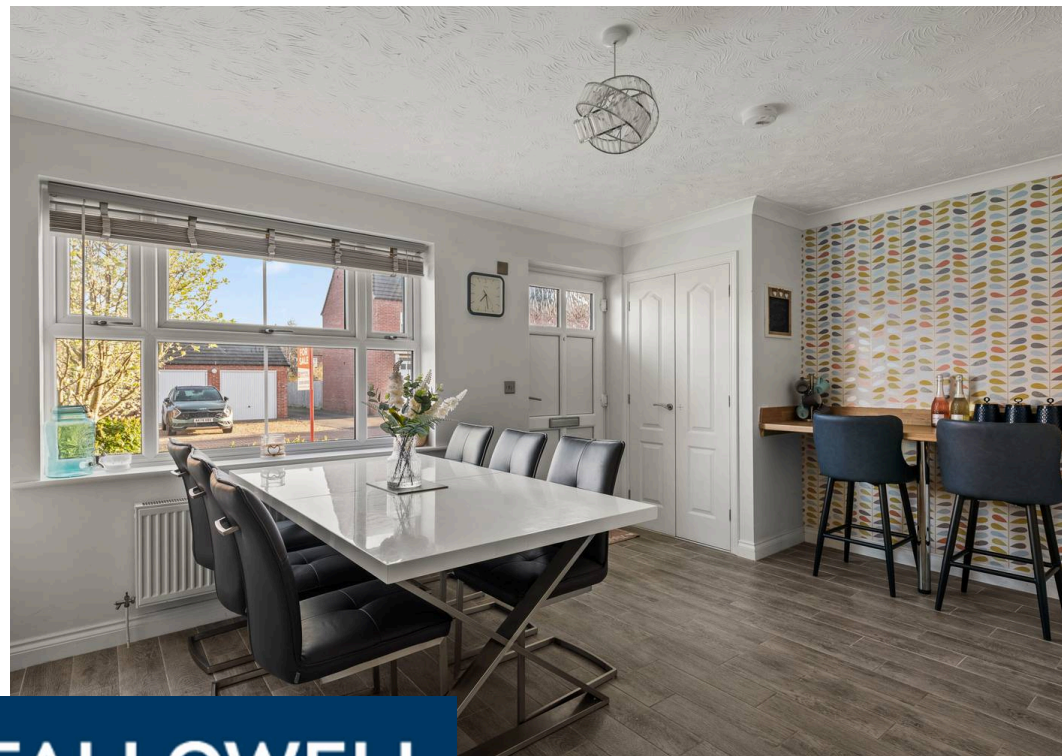
Having continuation of wood effect flooring, staircase rising to first floor and built-in cupboard.

LOUNGE

16' 9" x 10' 6" (5.10m x 3.20m)

Having window and glazed uPVC door to rear elevation, coved ceiling, radiator & wood effect flooring.





 **NEWTON FALLOWELL**



FIRST FLOOR LANDING

Having coved ceiling and access to roof space.

BEDROOM ONE

12' 6" x 11' 2" (3.80m x 3.40m)

(max) Having window to front elevation, coved ceiling, radiator and built-in wardrobe.

BEDROOM TWO

11' 2" x 10' 6" (3.40m x 3.20m)

Having window to rear elevation, coved ceiling and built-in wardrobe.

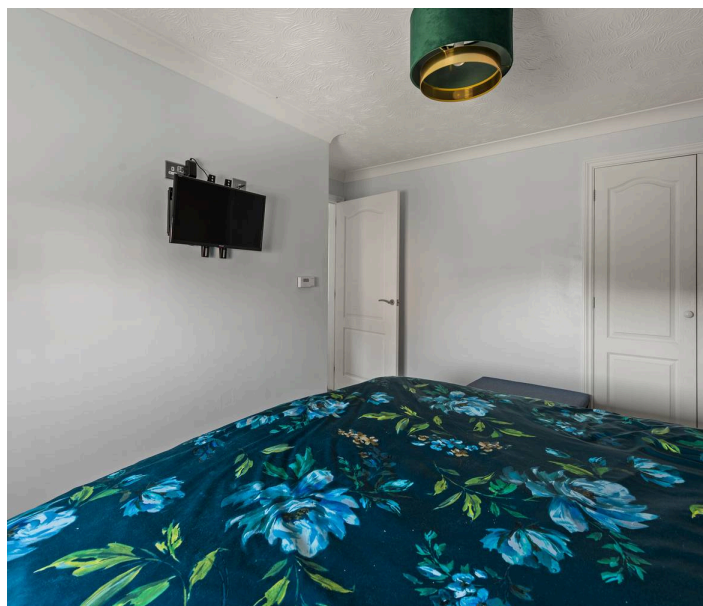
BEDROOM THREE

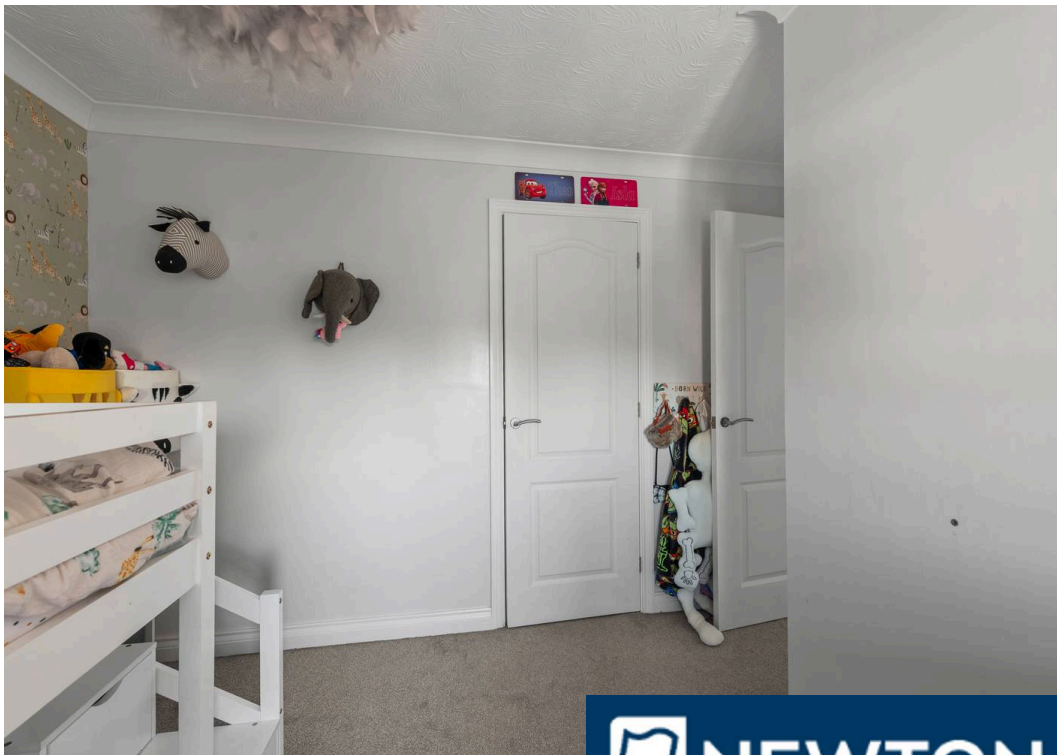
8' 6" x 6' 7" (2.60m x 2.00m)

Having window to rear elevation, coved ceiling and radiator.

BATHROOM

Having window to front elevation, coved ceiling with inset ceiling spotlights, radiator, vinyl flooring, extractor and shaver point. Fitted with a suite comprising: shower enclosure with mixer shower fitting, panelled bath with tiled splashback, close coupled WC and pedestal hand basin with tiled splashback.





 **NEWTON FALLOWELL**





EXTERIOR

To the front of the property there is a lawned garden with a paved footpath leading to the front entrance door. To the side of the property a driveway leads to gravelled area which provides off-road parking for two vehicles and leads to the:

GARAGE

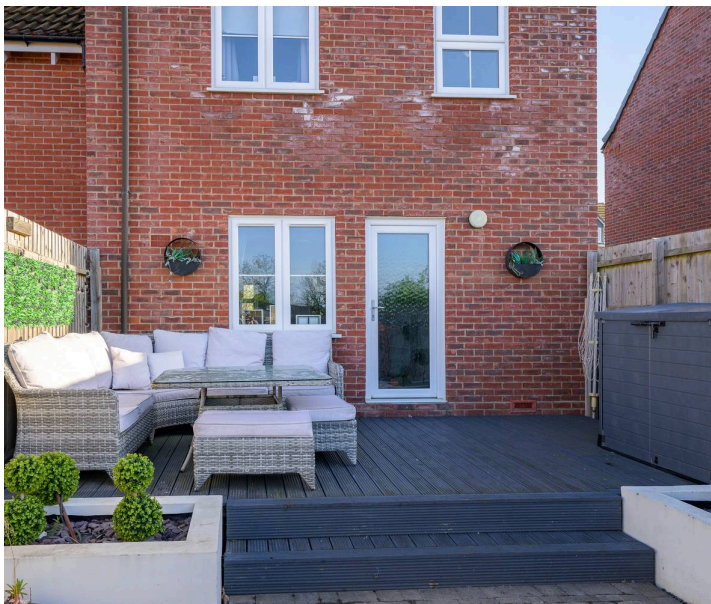
Having up-and-over door.

REAR GARDEN

Being enclosed with a rear access gate. Low maintenance and having a decked patio area with steps down to a block paved area & footpaths and an artificial grass area.

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.



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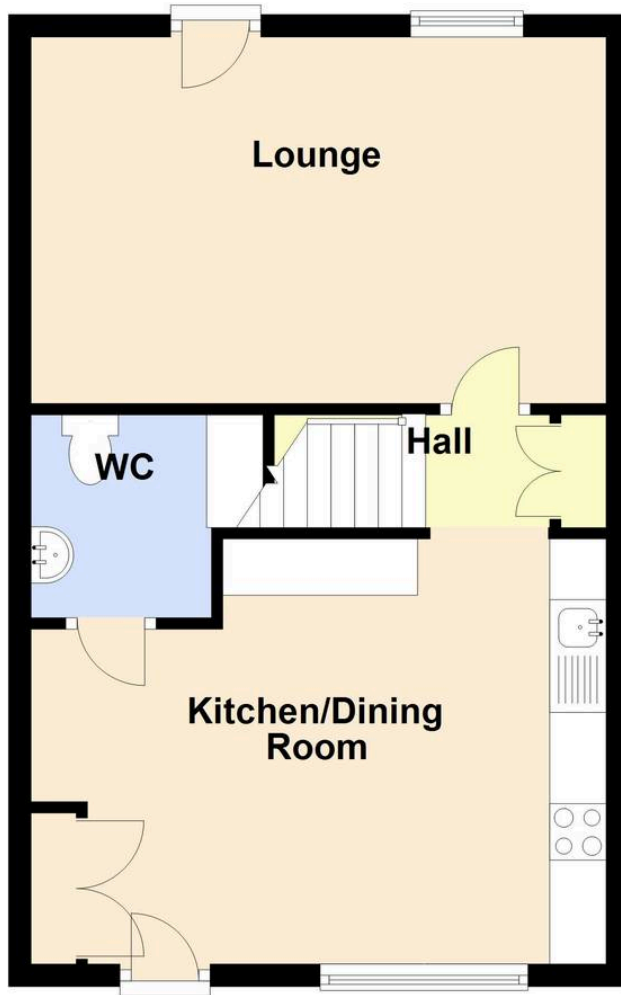
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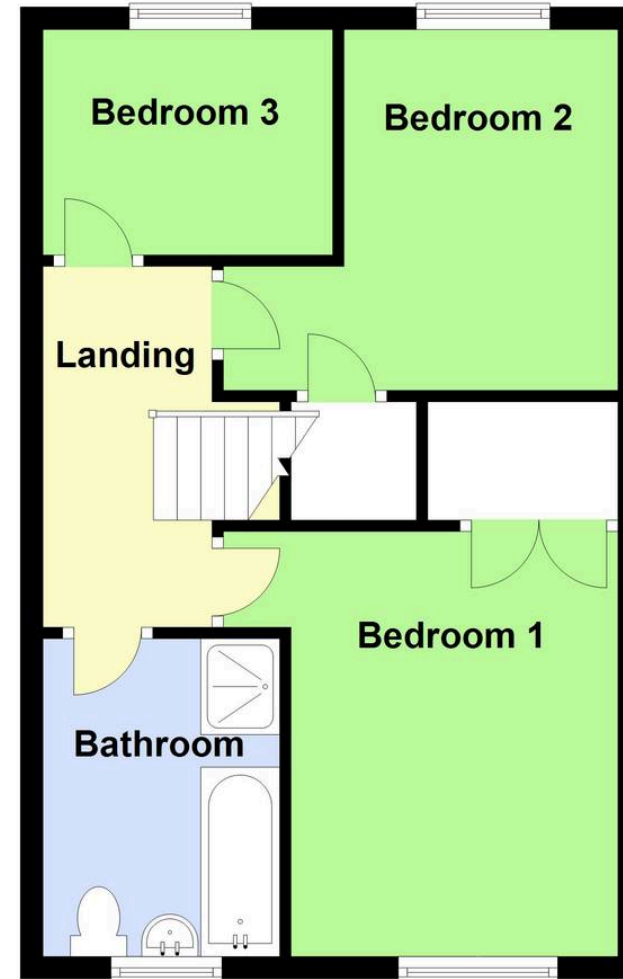
Ground Floor

Approx. 41.9 sq. metres (451.2 sq. feet)



First Floor

Approx. 41.9 sq. metres (451.2 sq. feet)



Total area: approx. 83.8 sq. metres (902.5 sq. feet)

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