



 **NEWTON**
FALLOWELL

19 Margaret Drive, Boston – PE21 9AN

Offers Over £190,000

19 Margaret Drive

Boston

A recently updated semi-detached home situated in a popular residential location, conveniently positioned for both Pilgrim Hospital and Boston High School. The accommodation comprises an entrance hall, comfortable lounge, dining room, modern kitchen, rear entrance hall and cloakroom to the ground floor. To the first floor are three bedrooms and a re-fitted bathroom.

Outside, the property benefits from a driveway providing off-road parking, a useful garage/workshop and an enclosed rear garden offering an ideal space for families and outdoor entertaining. Further benefits include gas central heating and double glazing throughout, making this an excellent choice for first-time buyers, families or investors alike.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





ACCOMMODATION

Part glazed front entrance door with side screen through to the:

ENTRANCE HALL

Having window to side elevation, coved ceiling, radiator, understairs storage cupboard and staircase rising to first floor.

LOUNGE

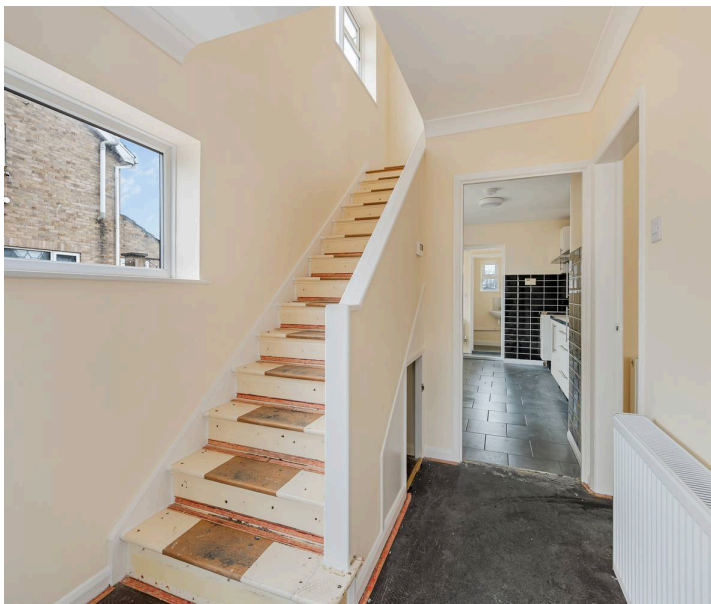
14' 4" x 13' 3" (4.38m x 4.03m)

Having window to front elevation, coved ceiling, radiator and tiled fireplace. Opening to the:

DINING ROOM

10' 11" x 10' 11" (3.34m x 3.33m)

Having sliding doors to rear elevation & garden, coved ceiling, radiator and serving hatch to kitchen.





KITCHEN

10' 11" x 8' 11" (3.32m x 2.71m)

Having window to side elevation, wood effect flooring and understairs storage cupboard with window to side elevation. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl composite sink with drainer & mixer tap inset to work surface, cupboards, integrated dishwasher, space & plumbing for automatic washing machine under. Further work surface with range style gas cooker, cupboards & drawers under, cupboards & cooker hood over.

REAR ENTRANCE

Having part glazed door to side elevation, radiator, tiled floor and cupboard housing gas fired boiler providing for both domestic hot water & heating.

CLOAKROOM

Having window to rear elevation, tiled floor, close coupled WC and wall mounted hand basin with tiled splashback.



FIRST FLOOR LANDING

Having window to side elevation, coved ceiling and access to roof space.

BEDROOM ONE

10' 11" x 10' 3" (3.34m x 3.12m)

Having window to rear elevation and radiator.

BEDROOM TWO

12' 1" x 12' 1" (3.69m x 3.68m)

Having window to front elevation and radiator.

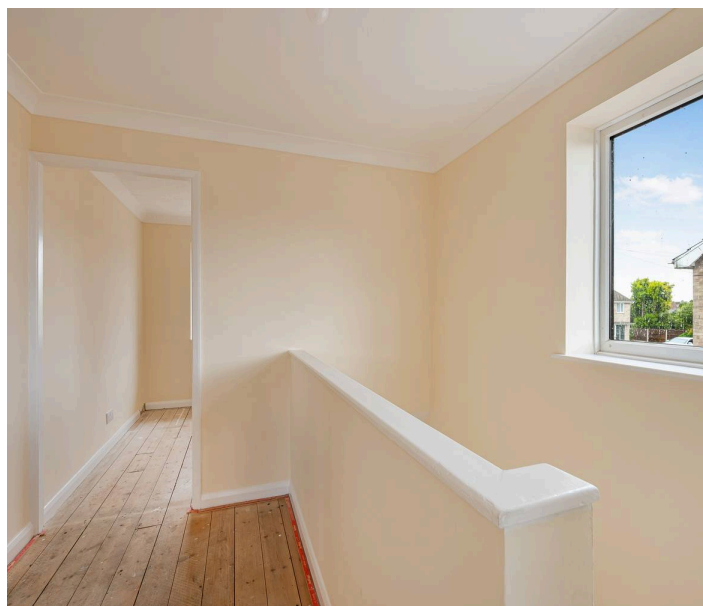
BEDROOM THREE

8' 2" x 8' 0" (2.48m x 2.44m)

Having window to front elevation and radiator.

BATHROOM

Having window to rear elevation, radiator, part tiled walls, tiled floor, panelled bath with mixer shower fitting & anti-splash screen over, hand basin inset to vanity unit with cupboard under and WC with concealed cistern.





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EXTERIOR

To the front of the property there is a gravelled garden. A driveway provides off-road parking and extends down the side of the property to the:

GARAGE/WORKSHOP

16' 8" x 7' 9" (5.08m x 2.35m)

Of timber construction with double doors to the front, light and power.

REAR GARDEN

Being enclosed and laid to lawn with a crazy paved patio area and a gravelled area with a garden shed.

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.

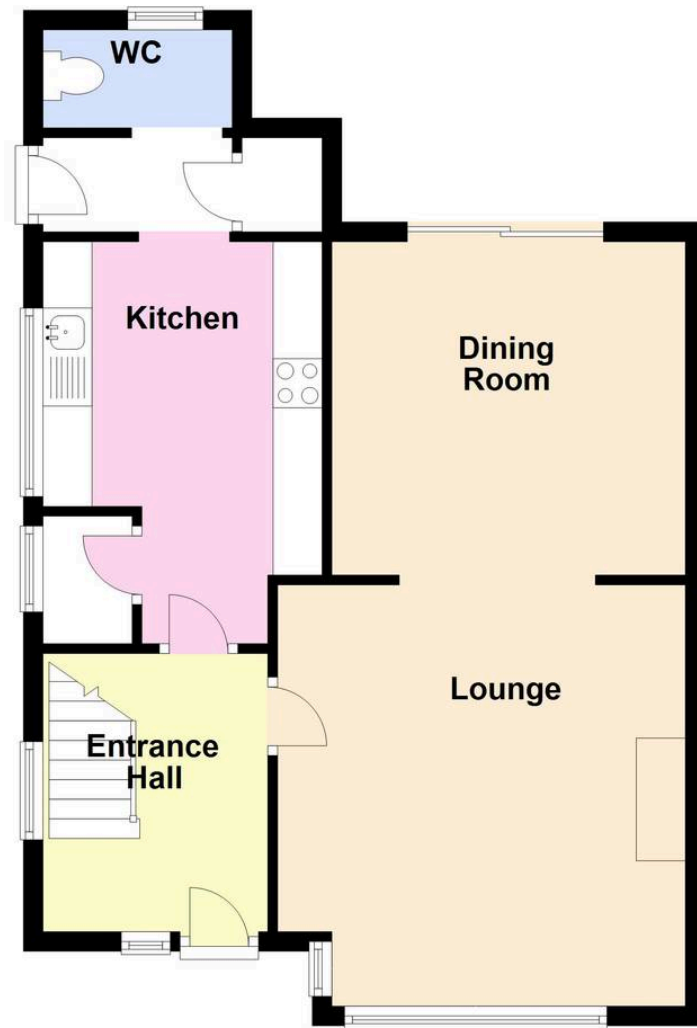
LIFETIME LEGAL

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.



Ground Floor

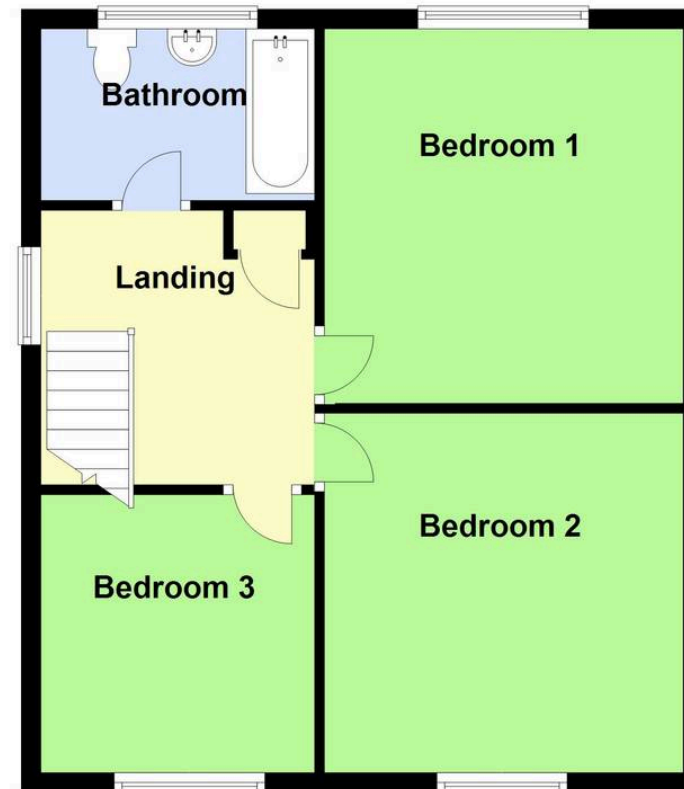
Approx. 54.6 sq. metres (587.8 sq. feet)



 **NEWTON FALLOWELL**

First Floor

Approx. 49.7 sq. metres (535.2 sq. feet)



Total area: approx. 104.3 sq. metres (1122.9 sq. feet)

Newton Fallowell Estate Agents

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