



43 Peck Avenue

Boston

A fantastic opportunity to put your own stamp on this three-bedroom terrace home, ideally positioned in a popular residential location opposite a primary school. In need of a little updating and offering spacious accommodation including two reception rooms, a kitchen with pantry, three bedrooms and a bathroom with separate WC. Outside boasts a lawned front garden and an enclosed rear garden with useful brick-built outbuildings. Benefiting from gas central heating, double glazing and offered for sale with NO CHAIN.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D





ACCOMMODATION

Part glazed front entrance door with window to side to the:

ENTRANCE HALL

Having coved ceiling and staircase rising to first floor.

LOUNGE

11' 9" x 11' 10" (3.58m x 3.60m)

Having bay window to front elevation, coved ceiling and gas fire inset to wooden surround.



DINING ROOM

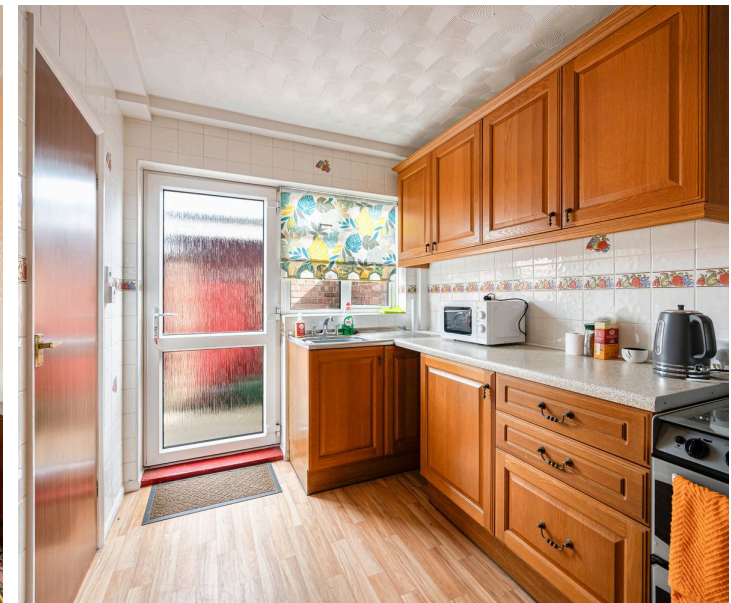
11' 2" x 11' 1" (3.40m x 3.37m)

Having window to rear elevation, coved ceiling, radiator and wall mounted gas fire.

KITCHEN

11' 0" x 7' 5" (3.36m x 2.25m)

Having window & part glazed door to rear elevation, wood effect flooring, tiled walls and pantry off with window to rear elevation. Fitted with a range of base & wall units with work surfaces comprising: stainless steel sink inset to work surface, cupboard under. Work surface return with cupboards & drawers under, cupboards over, space for cooker & upright fridge/freezer to side.



NEWTON FALLOWELL



FIRST FLOOR LANDING

Having access to roof space.

BEDROOM ONE

12' 6" x 12' 0" (3.80m x 3.66m)

Having bay window to front elevation, coved ceiling and built-in cupboard.

BEDROOM TWO

14' 0" x 10' 9" (4.27m x 3.27m)

Having window to rear elevation, coved ceiling, built-in cupboards with overhead cupboards.

BEDROOM THREE

9' 0" x 8' 0" (2.74m x 2.43m)

Having window to front elevation and built-in cupboard.

BATHROOM

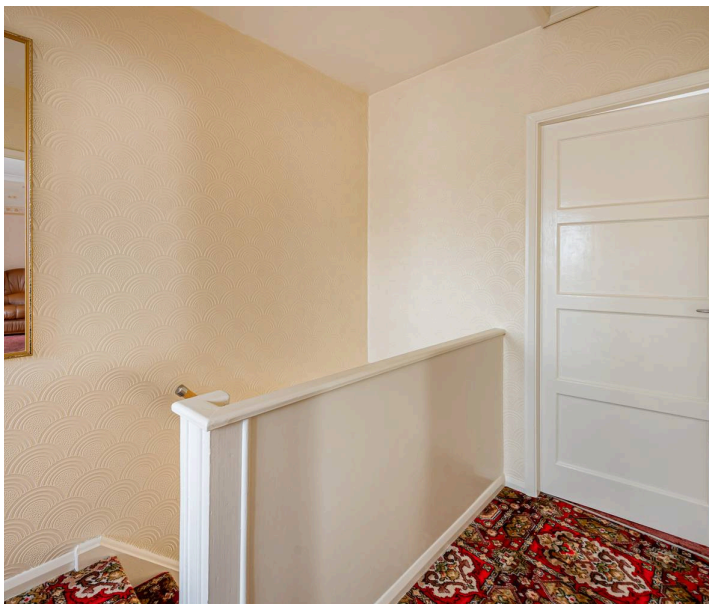
5' 7" x 5' 1" (1.71m x 1.56m)

Having window to rear elevation, coved ceiling, radiator, tiled walls, panelled bath and pedestal hand basin.

SEPARATE WC

5' 6" x 2' 9" (1.67m x 0.83m)

Having window to rear elevation and low level WC.





 **NEWTON FALLOWELL**



EXTERIOR

To the front of the property there is a lawned garden with a footpath leading to the front entrance door.

REAR GARDEN

Being enclosed and having a paved patio area & footpaths, two brick-built outbuildings & WC and a lawned garden beyond.

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 A.

LIFETIME LEGAL

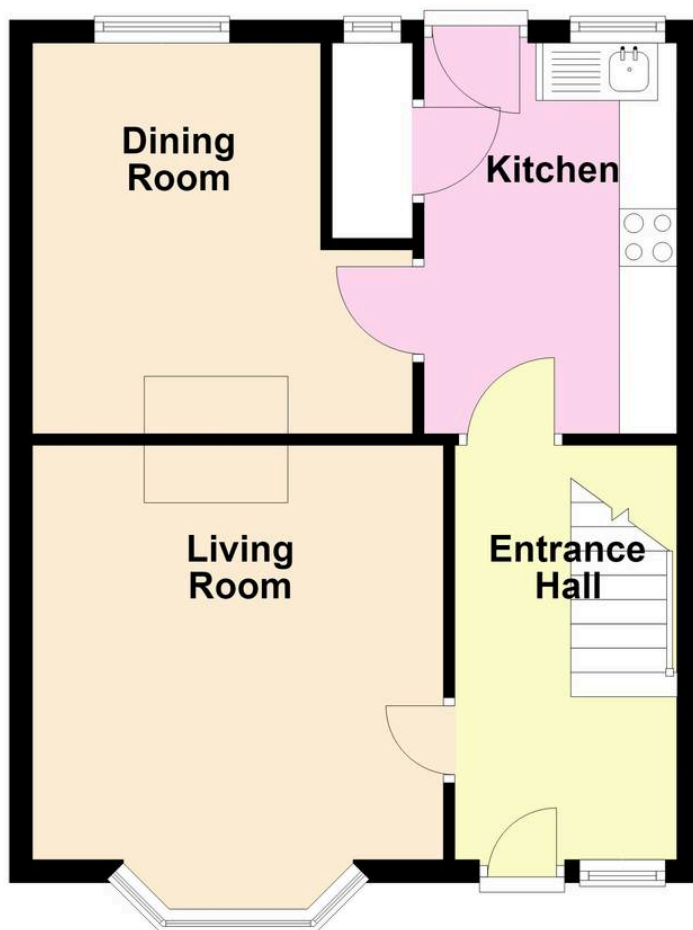
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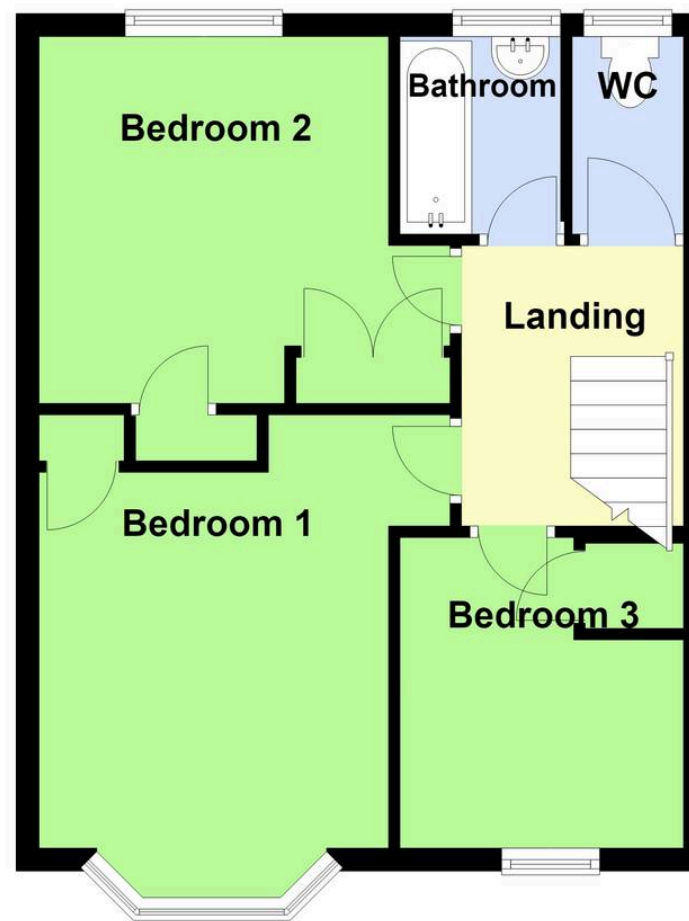
Ground Floor

Approx. 40.1 sq. metres (431.7 sq. feet)



First Floor

Approx. 39.9 sq. metres (428.9 sq. feet)



Total area: approx. 80.0 sq. metres (860.6 sq. feet)

Newton Fallowell Estate Agents

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