



44 Oak Crescent

Boston

Ideally situated within easy walking distance of Haven High Academy, Park Academy Primary School, Central Park and the town centre, this well-presented semi-detached home is perfect for families and first-time buyers alike. The accommodation comprises an entrance hall, comfortable lounge, fitted kitchen, rear lobby and cloakroom to the ground floor. Upstairs are three bedrooms and a family bathroom. Outside, the property enjoys a lawned front garden, a driveway providing off-road parking, a garage and an enclosed rear garden, ideal for children and outdoor entertaining. Further benefits include gas central heating and double glazing throughout.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E





ACCOMMODATION

Part glazed front entrance door through to the:

ENTRANCE HALL

Having radiator, built-in storage cupboard and staircase rising to first floor.

LOUNGE

16' 6" x 13' 1" (5.04m x 3.98m)

(max) Having window to front elevation, coved ceiling, two radiators and fireplace with inset gas fire.

KITCHEN

13' 0" x 7' 11" (3.95m x 2.41m)

Having window & part glazed door to rear elevation, radiator and vinyl flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboards, space & plumbing for automatic washing machine under, cupboard over, tall unit to side housing integrated electric double oven with cupboards under & over. Work surface return with inset gas hob, cupboard & drawers under, cupboards & extractor over. Further work surface return forming breakfast bar with space & plumbing for automatic washing machine under, cupboards over, tall unit to side.

LOBBY

Having window to side elevation, vinyl flooring and understairs storage cupboard.

CLOAKROOM

Having window to rear elevation, low level WC and wall mounted hand basin.





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FIRST FLOOR LANDING

Having window to side elevation, coved ceiling, access to roof space and built-in airing cupboard housing hot water cylinder with shelving.

BEDROOM ONE

12' 3" x 9' 11" (3.73m x 3.03m)

Having window to front elevation, coved ceiling, radiator and built-in double wardrobe.

BEDROOM TWO

9' 11" x 9' 10" (3.02m x 2.99m)

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

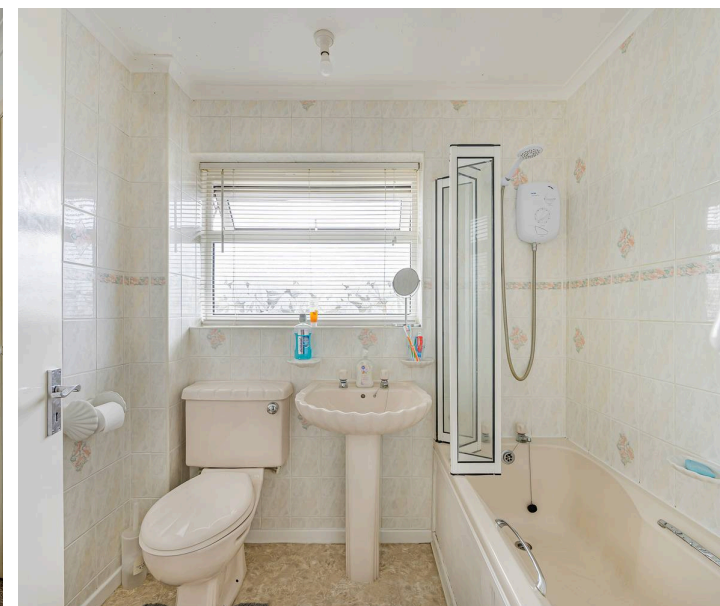
BEDROOM THREE

8' 4" x 6' 0" (2.53m x 1.83m)

Having window to front elevation, coved ceiling and radiator.

BATHROOM

Having window to rear elevation, coved ceiling, radiator, extractor, tiled walls and vinyl flooring. Fitted with a suite comprising: panelled bath with electric shower fitting & folding anti-splash screen over, close coupled WC and pedestal hand basin.





EXTERIOR

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

GARAGE

18' 3" x 8' 7" (5.56m x 2.62m)

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

REAR GARDEN

Being enclosed and laid to lawn with paved footpaths and a garden shed with light & power.

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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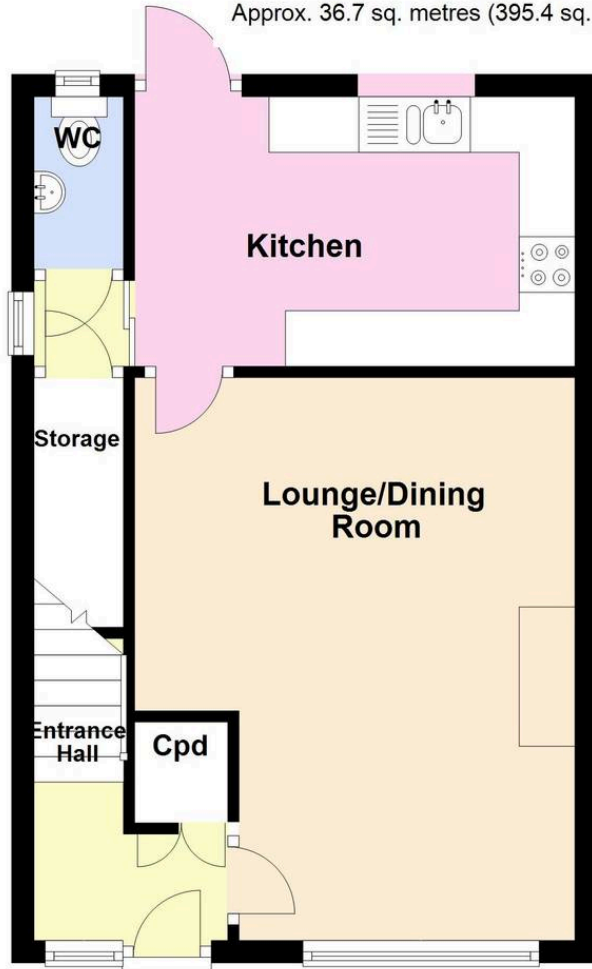
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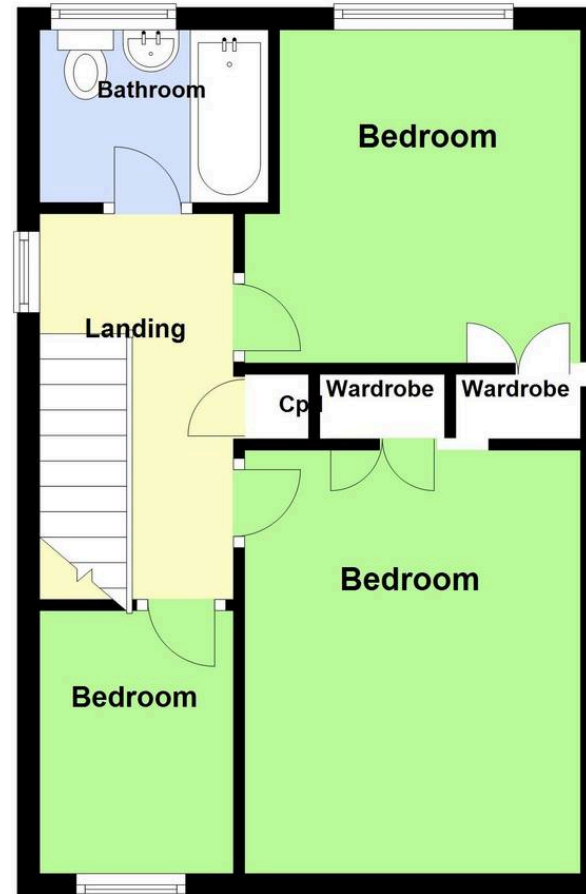
Ground Floor

Approx. 36.7 sq. metres (395.4 sq. feet)



First Floor

Approx. 37.0 sq. metres (397.9 sq. feet)



Total area: approx. 73.7 sq. metres (793.3 sq. feet)

Newton Fallowell Estate Agents

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