



FOR SALE
NEWTON
FALLOWELL
01205 353100
newtonfallowell.co.uk

 **NEWTON
FALLOWELL**

51 Kingsway, Boston – PE21 0AN
£160,000

51 Kingsway

Boston

A semi-detached house in a popular residential location on the outskirts of town. Having accommodation comprising: dining kitchen, bathroom with separate shower and lounge to ground floor. Two bedrooms to first floor. Outside the property has ample off-road parking to the front and a there is a good size enclosed garden to the rear. The property benefits from gas central heating and double glazing. NO CHAIN

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





ACCOMMODATION

Part glazed side entrance door to the:

DINING KITCHEN

21' 7" x 13' 3" (6.58m x 4.03m)

(max) Having window to side elevation, french doors to rear elevation & garden, internal window overlooking the lounge, coved ceiling, two radiators and wood effect flooring. Fitted with a range of base & wall units with work surfaces & upstands comprising: 1 1/4 bowl sink with drainer & mixer tap inset to work surface, cupboards & space for dishwasher under, cupboards over. Further work surface with inset electric hob, cupboards & drawers under, extractor over. Tall unit to side housing integrated electric double oven with cupboards under & over and further tall unit to side. Further work surface with space & plumbing for automatic washing machine under. Further tall unit.

BATHROOM

9' 1" x 6' 4" (2.77m x 1.94m)

Having window to rear elevation, coved ceiling with inset ceiling spotlights, chrome heated towel rail, part tiled walls and wood effect flooring. Fitted with a suite comprising: fully tiled shower enclosure with mixer shower fitting, panelled bath with mixer tap, hand basin inset to vanity unit with cupboard under and WC with concealed cistern.

LOUNGE

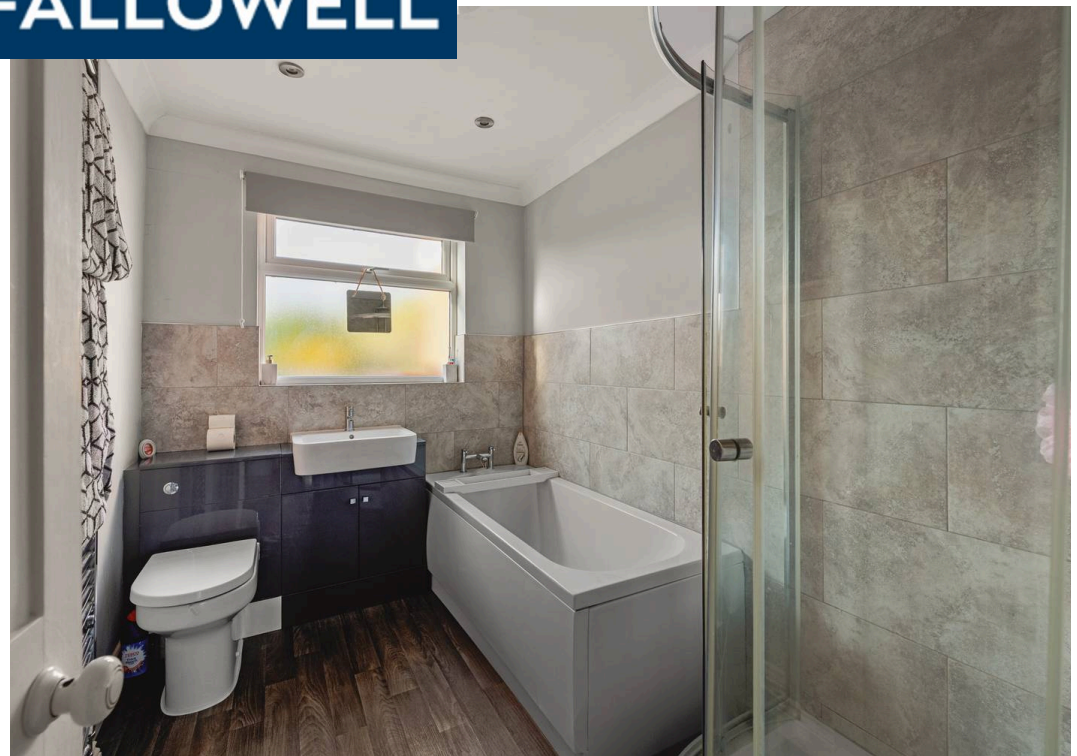
19' 7" x 13' 3" (5.96m x 4.03m)

Having window to front elevation, sliding doors to side elevation, coved ceiling, radiator, wood effect flooring and fireplace with inset multi-fuel burner.





 **NEWTON FALLOWELL**



FIRST FLOOR LANDING

BEDROOM ONE

13' 3" x 9' 4" (4.03m x 2.84m)

Having two windows to rear elevation and radiator.

BEDROOM TWO

9' 11" x 8' 9" (3.02m x 2.67m)

Having window to front elevation, radiator and two built-in wardrobes.





EXTERIOR

To the front of the property there is ample off-road parking and gated access to the:

REAR GARDEN

Having an enclosed area adjacent to the lounge with a further gate leading to a lawned garden with a patio area and footpath leading to a bark chipped area to the far rear of the garden 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 A.

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.

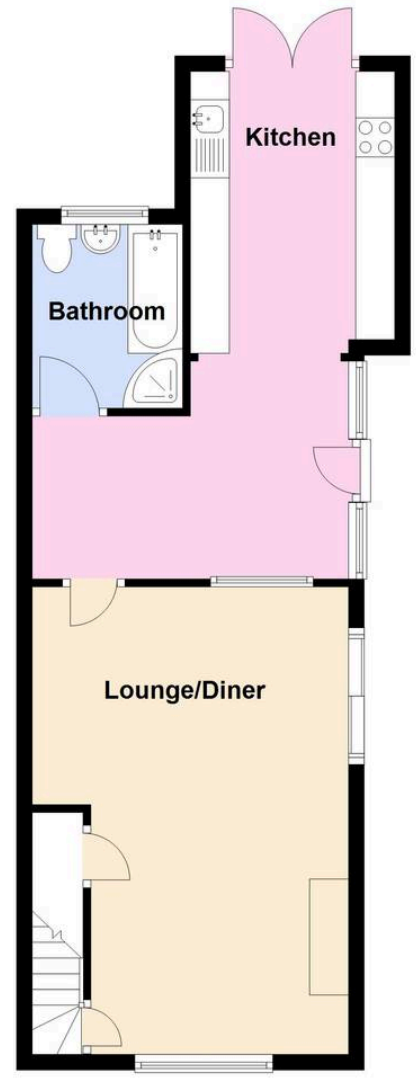




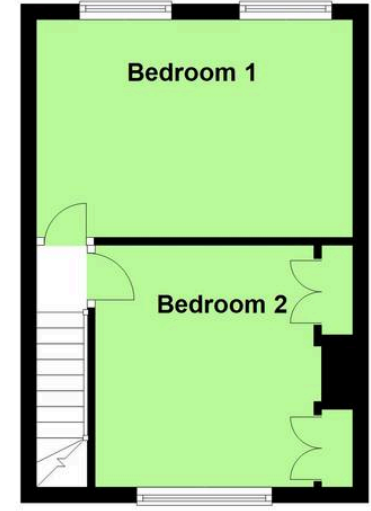
 **NEWTON FALLOWELL**



Ground Floor
Approx. 49.1 sq. metres (529.0 sq. feet)



First Floor
Approx. 24.3 sq. metres (261.6 sq. feet)



Total area: approx. 73.5 sq. metres (790.6 sq. feet)

Newton Fallowell Estate Agents

Newton Fallowell Ltd, 26 Wide Bargate - PE21 6RX

01205353100 • boston@newtonfallowell.co.uk • www.newtonfallowell.co.uk/boston

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property.