



 **NEWTON**
FALLOWELL

25 Wing Drive, Fishtoft – PE21 0NT

Offers Over £150,000

25 Wing Drive

Fishtoft, Boston

A modern semi-detached house in a popular residential location. Having well presented accommodation comprising: entrance hall, kitchen and lounge to ground floor. Two bedrooms and shower room to first floor. Outside the property has a front garden, a driveway with car port providing off-road parking and an enclosed rear garden. The property benefits from gas central heating and double glazing.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





ACCOMMODATION

Part glazed front entrance door through to the:

ENTRANCE HALL

Having coved ceiling, radiator, laminate flooring, understairs storage cupboard and staircase rising to first floor.

KITCHEN

10' 10" x 5' 10" (3.29m x 1.78m)

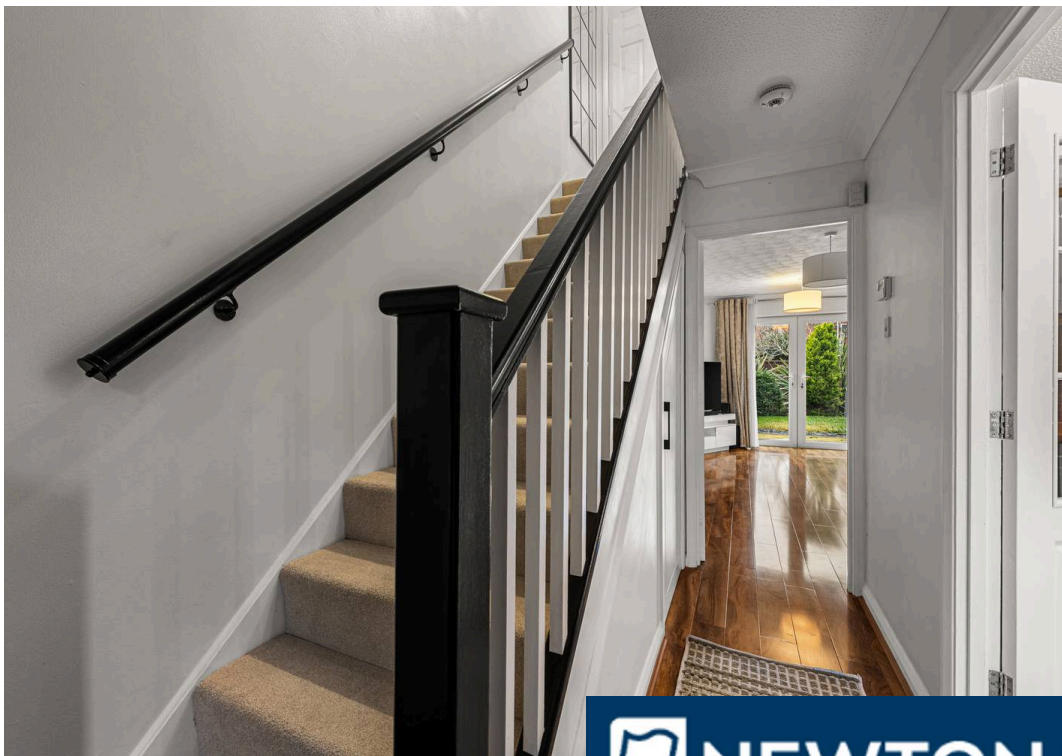
Having window to front elevation, coved ceiling and tiled floor. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards under. Work surface return with inset electric hob, integrated electric oven, cupboard, drawers, space & plumbing for automatic washing machine under, cupboards, concealed extractor and gas fired boiler providing for both domestic hot water & heating over. Further work surface return with cupboard under.

LOUNGE

15' 10" x 12' 1" (4.82m x 3.69m)

Having french doors to rear elevation, coved ceiling, radiator and laminate flooring.





 **NEWTON FALLOWELL**



FIRST FLOOR LANDING

Having covered ceiling, access to roof space and airing cupboard with radiator and shelving.

BEDROOM ONE

12' 1" x 11' 8" (3.69m x 3.56m)

Having window to rear elevation, covered ceiling and radiator.

BEDROOM TWO

8' 9" x 8' 3" (2.67m x 2.51m)

Having window to front elevation, covered ceiling, radiator and built-in cupboard.

SHOWER ROOM

Having window to side elevation, covered ceiling, radiator, tiled walls and extractor. Fitted with a suite comprising: shower enclosure with electric shower fitting, hand basin inset to vanity unit with cupboard under and WC with concealed cistern.





EXTERIOR

To the front of the property there is a garden area enclosed by picket fencing. A driveway provides off-road parking and extends down the side of the property to a car port. Gated access to the:

REAR GARDEN

Being enclosed and having a paved patio, slate chip area with circular lawn and 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.

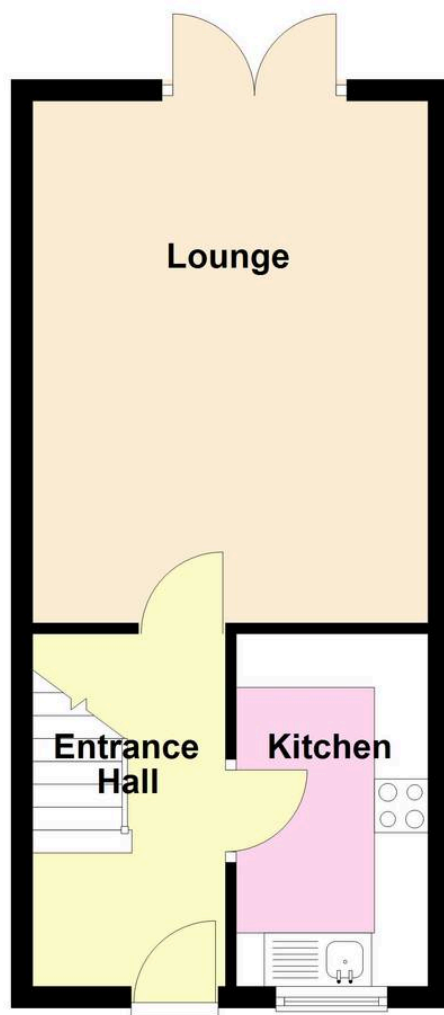
LIFETIME LEGAL

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.



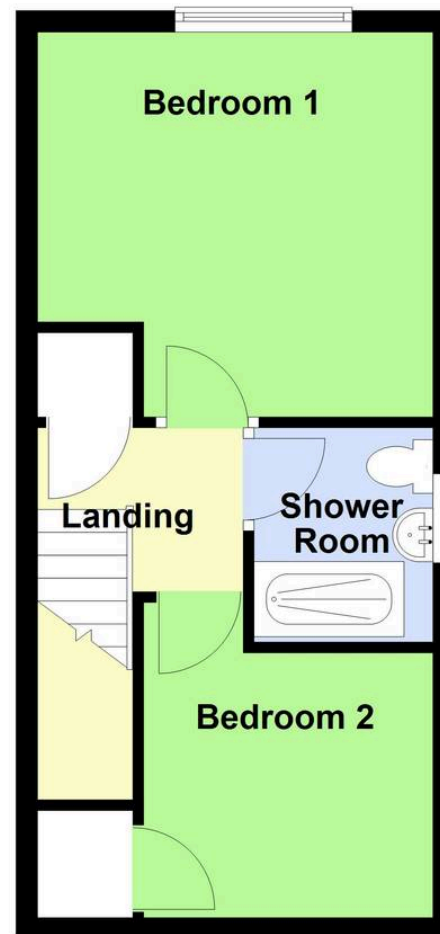
Ground Floor

Approx. 30.5 sq. metres (328.1 sq. feet)



First Floor

Approx. 30.5 sq. metres (328.1 sq. feet)



Total area: approx. 61.0 sq. metres (656.2 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.