



20 Langrick Road

Boston

A semi-detached house occupying a good-sized plot in this popular residential area of Langrick Road, enjoying attractive views to the front over the North Forty Foot Drain. The accommodation comprises entrance hall, lounge, sitting room, kitchen and conservatory to the ground floor, with three bedrooms and bathroom to the first floor. Outside, the property benefits from a front garden, generous concrete driveway providing ample off-street parking, garage and enclosed rear garden. Further benefits include gas central heating and double glazing.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D





ACCOMODATION

Part glazed entrance door through to the:

ENTRANCE HALL

Having an understairs storage cupboard and stair case rising to the first floor. Doors to the lounge, sitting room and kitchen.

SITTING ROOM

10' 11" x 10' 10" (3.33m x 3.29m)

Having window to front elevation and open fireplace with natural slate hearth.

LOUNGE

11' 11" x 11' 0" (3.64m x 3.35m)

Having window to the rear elevation and open fireplace with natural slate hearth.

KITCHEN

10' 4" x 6' 0" (3.16m x 1.82m)

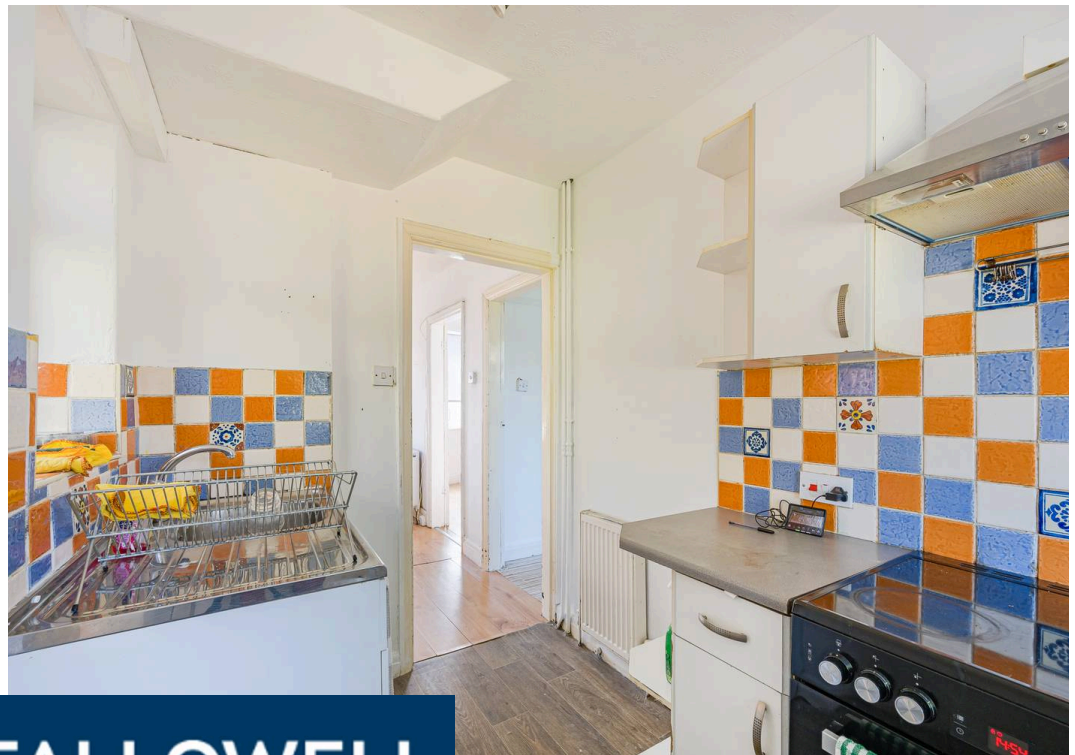
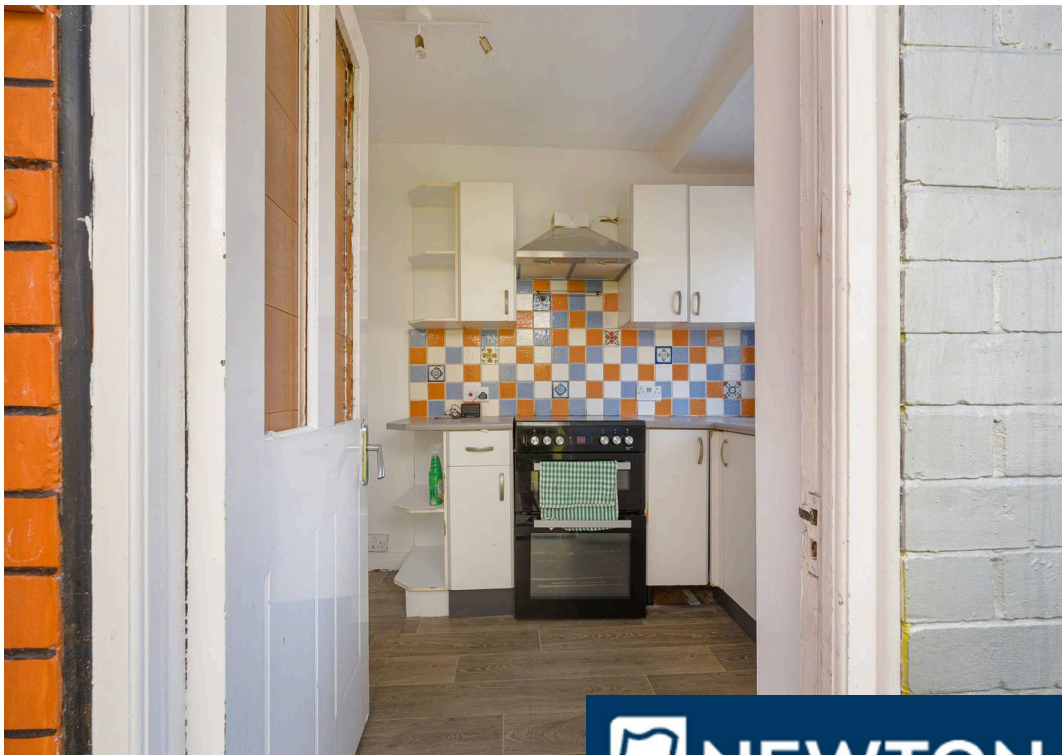
Having a window the rear elevation and door through to the conservatory with wood effect vinyl flooring. Fitted with a range of base and wall units and colourful tiled splashbacks comprising: stainless steel sink with drainer, inset work surface and cupboards. Further work surface with cupboards & drawers under and cupboards over. Work surface return with a freestanding electric oven with electric hob and extractor overhead.

CONSERVATORY

10' 5" x 8' 11" (3.18m x 2.72m)

Having uPVC double glazed windows and part glazed door to the rear elevation providing access to the rear garden, together with slate-effect vinyl flooring.





 **NEWTON FALLOWELL**



FIRST FLOOR LANDING

Having a window to side elevation and access to roof space.

BEDROOM ONE

11' 5" x 10' 1" (3.49m x 3.08m)

Having bay windows to the front elevation featuring a charming tiled fireplace.

BEDROOM TWO

12' 0" x 10' 2" (3.65m x 3.09m)

Having a window to the rear elevation offering views of the rear garden also featuring a decorative fireplace.

BEDROOM THREE

6' 11" x 6' 10" (2.12m x 2.09m)

Having a window to the front elevation and radiator.

BATHROOM

7' 0" x 6' 7" (2.13m x 2.01m)

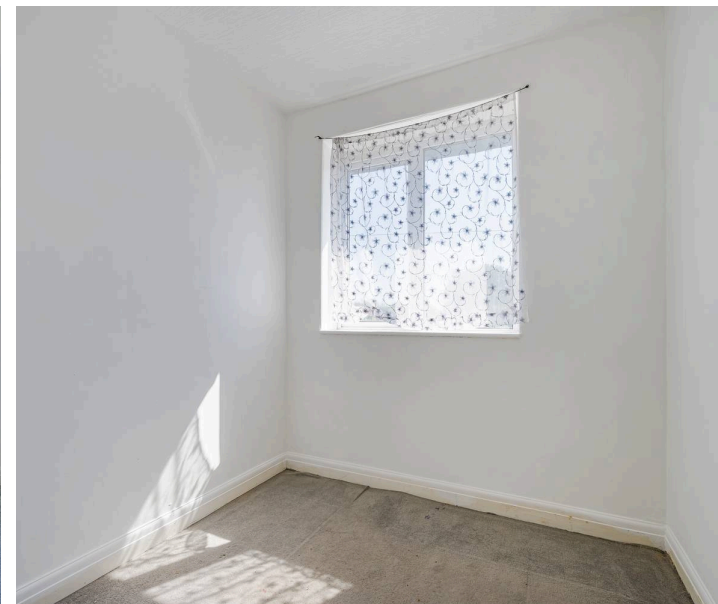
Fitted bathroom with panelled bath and shower over, pedestal wash hand basin, WC, tiled walls, obscure double glazed window, heated towel rail and slate-effect flooring.

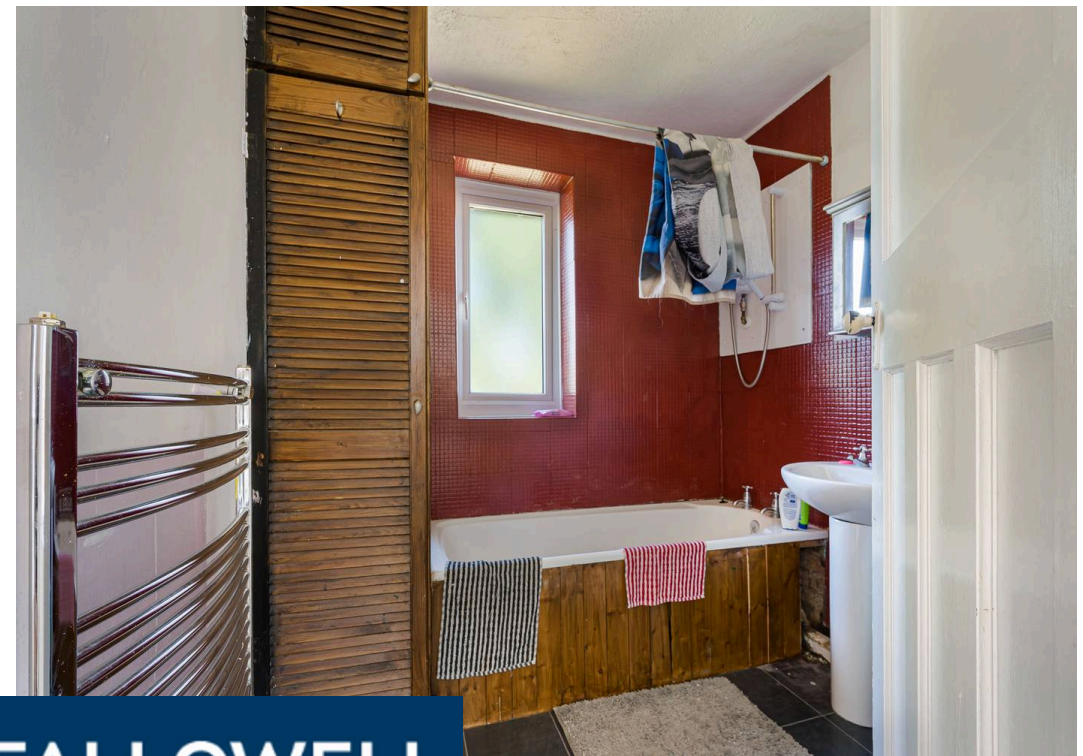
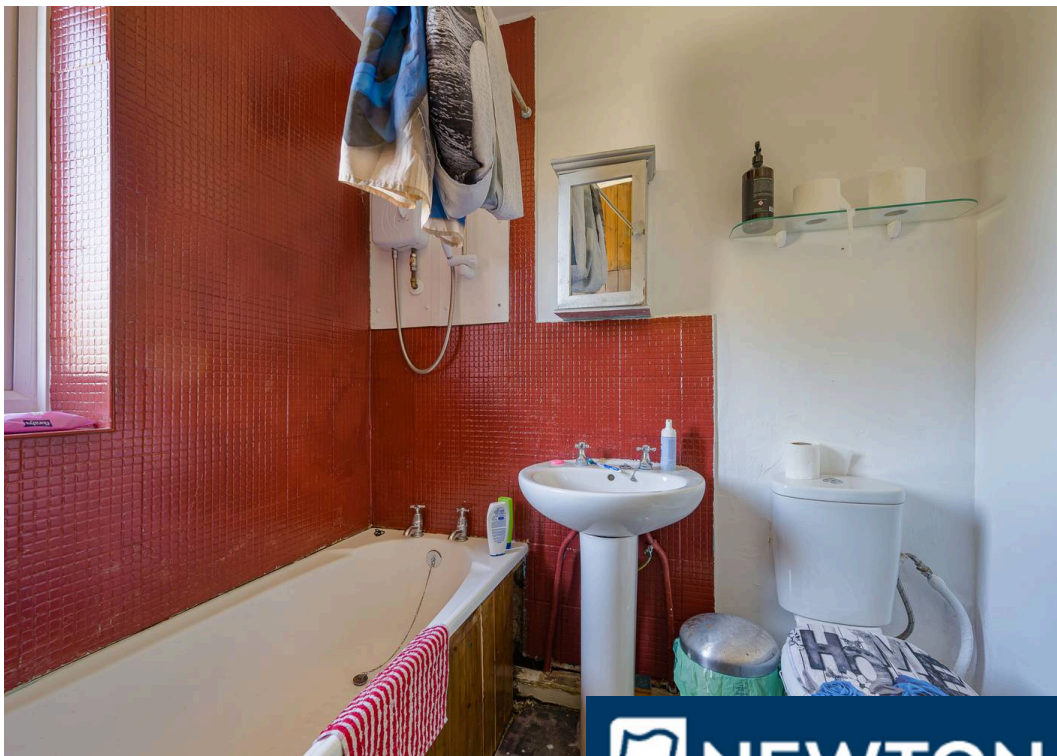
EXTERIOR

To the front of the property a generous concrete driveway providing ample off-road parking, with a well-established front garden laid mainly to lawn and featuring mature shrubs and planted borders leading to the:

GARAGE

Having a brick-built structure with traditional timber double doors.





NEWTON FALLOWELL





REAR GARDEN

Generous enclosed rear garden, mainly laid to lawn with established hedging, mature trees, shrubs and paved seating area.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler. The current council tax band is B.

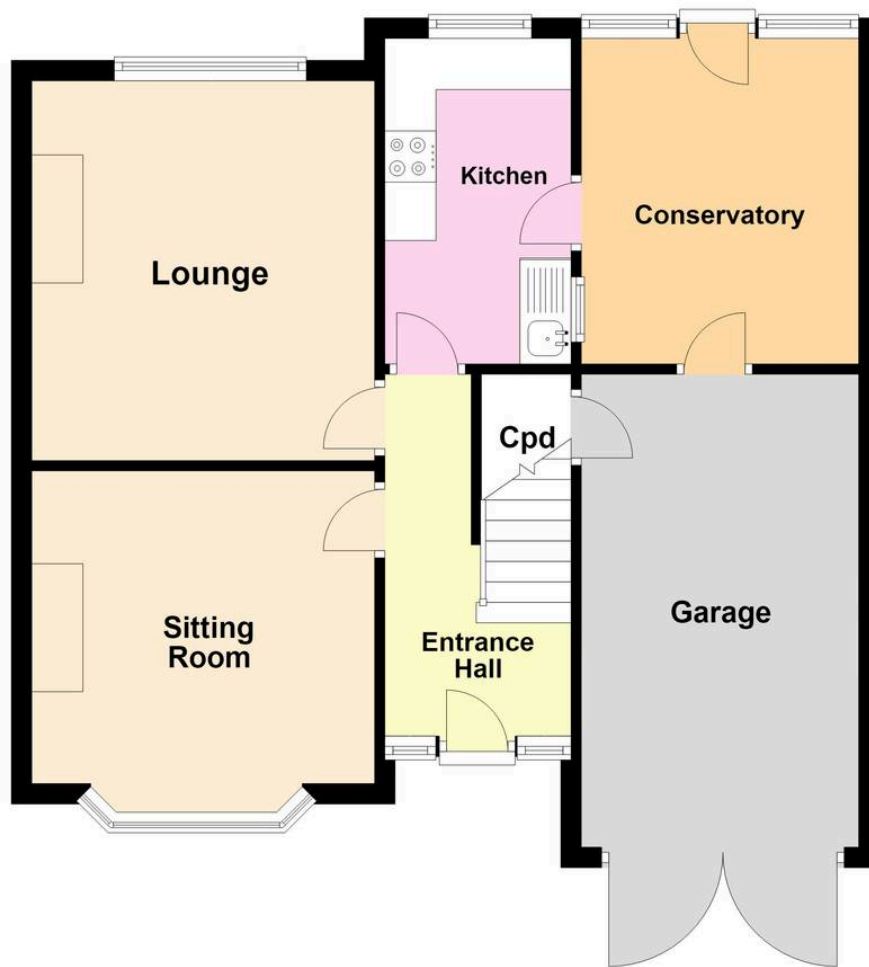
LIFETIME LEGAL

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.

AGENT'S NOTES

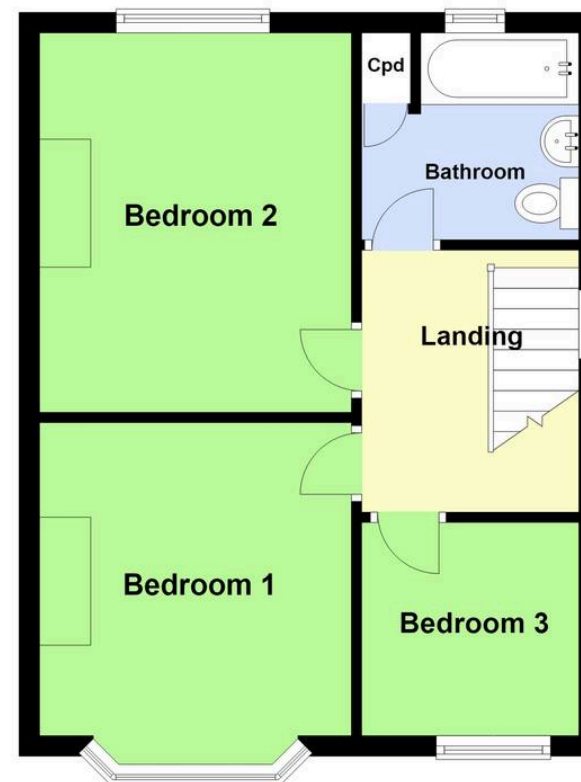
These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has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





First Floor

Approx. 36.4 sq. metres (392.0 sq. feet)



Total area: approx. 94.2 sq. metres (1014.1 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.