



10 Yarborough Road, Boston, PE21 7HS



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Freehold

£170,000



Key Features

- Semi-detached house
- Three bedrooms
- Lounge, dining room & garden room
- Kitchen & utility
- WC & bathroom
- Off road parking for multiple vehicles
- Garage
- NO CHAIN
- EPC rating D





A semi-detached house in a popular residential location on the outskirts of town. The property is in need of a little updating and has accommodation comprising: entrance hall, lounge with dining room off, garden room, kitchen, utility and WC to ground floor. Three bedrooms and bathroom to first floor. Outside the property has a driveway providing off-road parking for multiple vehicles, a garage and an enclosed rear garden. The property benefits from gas central heating and double glazing. NO CHAIN

ACCOMMODATION

Porch recess with glazed front entrance door with windows to either side through to the:

ENTRANCE HALL

Having coved ceiling, radiator, dado rail and staircase rising to first floor.

LOUNGE/DINER

7.9m x 3.61m (25'11" x 11'10")

Forming two areas comprising:

LOUNGE

Having bay window to front elevation, coved & textured ceiling, radiator and fireplace with marble back & hearth, inset electric fire and wooden surround. Opening to the:

DINING ROOM

Having coved & textured ceiling, radiator and sliding doors to the:

GARDEN ROOM

Having sliding doors to rear elevation & garden and two windows to side elevation.

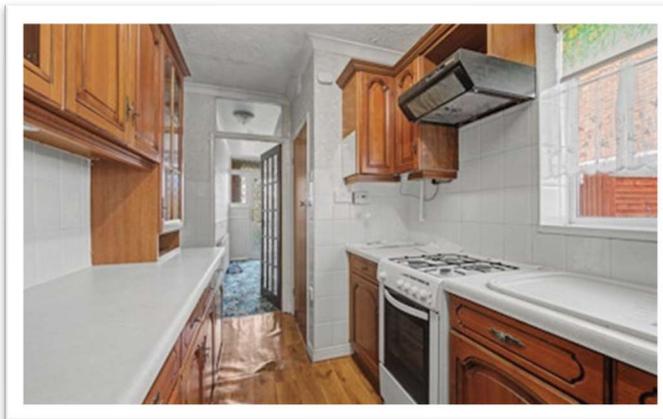
KITCHEN

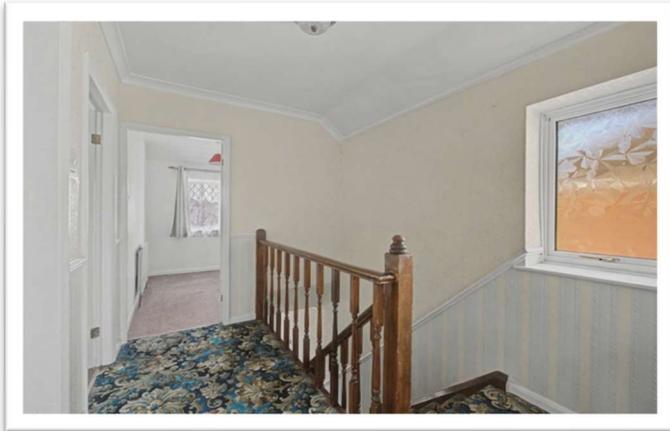
3.84m x 2.11m (12'7" x 6'11")

Having window to side elevation, coved & textured ceiling, wood effect flooring and built-in cupboard with window to side elevation. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl composite sink with drainer & mixer tap inset to work surface, cupboards & drawers under, space for gas cooker, cupboards & extractor over. Work surface return with appliance space under, cupboard over. Further work surface with cupboards & drawers under, cupboards & glazed display units over.

REAR HALL

Having part glazed door with window to side elevation, vinyl flooring and double doors to the garden room.





UTILITY

Having window to rear elevation, tile effect vinyl flooring and work surface with cupboards, drawers, space & plumbing for automatic washing machine under, cupboards over, space for American style fridge/freezer.

WC

Having tile effect vinyl flooring and close coupled WC.

FIRST FLOOR LANDING

Having window to side elevation and coved ceiling.

BEDROOM ONE

3.94m x 3.4m (12'11" x 11'2")

Having window to front elevation, radiator and built-in wardrobes with sliding mirror doors.



BEDROOM TWO

3.86m x 3.33m (12'8" x 10'11")

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

BEDROOM THREE

2.72m x 2.08m (8'11" x 6'10")

Having window to front elevation and radiator.



BATHROOM

Having window to rear elevation, radiator, tile effect flooring, tiled walls, panelled bath with mixer tap, shower attachment and anti-splash screen over, close coupled WC and pedestal hand basin.

EXTERIOR

To the front of the property there is a garden area, a driveway providing off-road parking for multiple vehicles which extends down the side of the property to the:

GARAGE

4.98m x 2.26m (16'4" x 7'5")

Having up-and-over door and uPVC glazed door to garden.

REAR GARDEN

Being enclosed and laid to lawn with borders and having a paved patio 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.

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.



Floorplan



Total area: approx. 109.7 sq. metres (1181.1 sq. feet)

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