



23 Parsons Drive

Boston

Situated on the outskirts of town and within easy walking distance of the popular Witham Way Country Park, this three-bedroom semi-detached home is an excellent opportunity for first-time buyers, families or investors alike. Offered for sale with no onward chain, the property provides well-proportioned accommodation and plenty of potential to make it your own.

The accommodation comprises an entrance hall, comfortable lounge, separate dining room, conservatory overlooking the garden and a fitted kitchen. Upstairs are three bedrooms and a family bathroom.

Outside, the property benefits from a driveway providing off-road parking, a garage and an enclosed rear garden offering a private space to relax or entertain. Further benefits include gas central heating and double glazing throughout.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





ACCOMMODATION

Part glazed front entrance door with canopy over through to the:

ENTRANCE HALL

Having staircase rising to first floor.

LOUNGE

13' 2" x 12' 6" (4.02m x 3.81m)

Having box bay window to front elevation, coved ceiling, radiator, laminate flooring and fireplace with marble back & hearth, inset electric fire and wooden surround. Arched small pane glazed double doors through to the:

DINING ROOM

9' 1" x 7' 8" (2.77m x 2.33m)

Having coved ceiling, laminate flooring, understairs storage cupboard and sliding patio doors through to the:



CONSERVATORY

12' 9" x 9' 2" (3.89m x 2.80m)

Of sealed unit double glazed uPVC frame construction with polycarbonate roof. Having french doors to rear elevation & garden and tile effect vinyl flooring.

KITCHEN

9' 5" x 7' 9" (2.87m x 2.35m)

Having window to rear elevation overlooking the conservatory, coved ceiling and tiled floor. 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, integrated dishwasher, cupboards, drawer, space & plumbing for automatic washing machine under, cupboards, open-ended shelving and gas fired boiler providing for both domestic hot water & heating over. Further work surface with inset electric hob, integrated electric oven, cupboards, drawers & appliance space under, cupboards & concealed extractor over.





FIRST FLOOR LANDING

Having coved ceiling, built-in airing cupboard and access to roof space.

BEDROOM ONE

11' 1" x 8' 9" (3.39m x 2.66m)

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

BEDROOM TWO

9' 11" x 9' 7" (3.03m x 2.91m)

Having window to rear elevation, coved ceiling, radiator and built-in cupboard.

BEDROOM THREE

7' 7" x 6' 7" (2.31m x 2.01m)

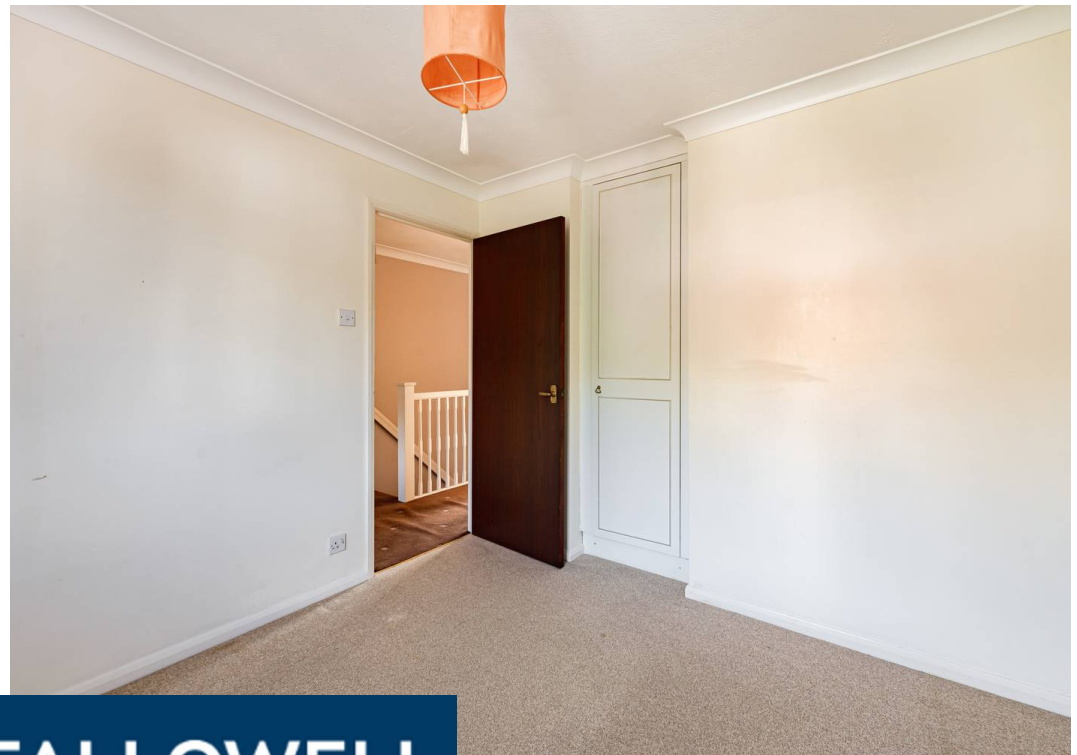
Having window to front elevation, coved ceiling and radiator.

BATHROOM

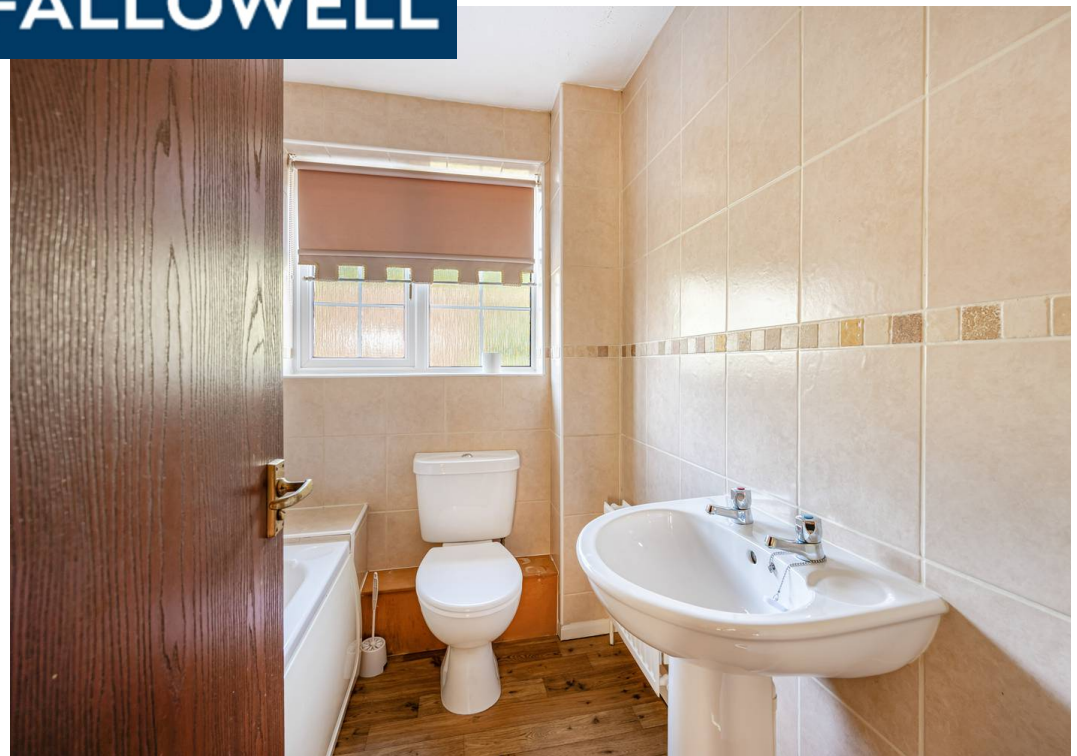
6' 5" x 5' 10" (1.95m x 1.77m)

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





NEWTON FALLOWELL



EXTERIOR

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

DETACHED GARAGE

17' 7" x 9' 2" (5.35m x 2.79m)

Of brick & tile construction with up-and-over door, light and power.

REAR GARDEN

Being enclosed and having a paved patio leading to a lawned garden with borders and 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 B.

LIFETIME LEGAL

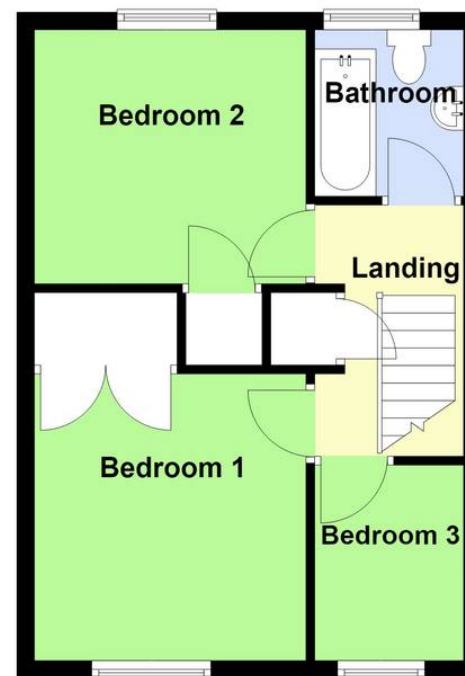
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Ground Floor
Approx. 48.6 sq. metres (522.9 sq. feet)



First Floor
Approx. 35.6 sq. metres (382.8 sq. feet)



Total area: approx. 84.1 sq. metres (905.7 sq. feet)

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