



25 Wing Drive, Fishtoft, Boston, PE21 0NT



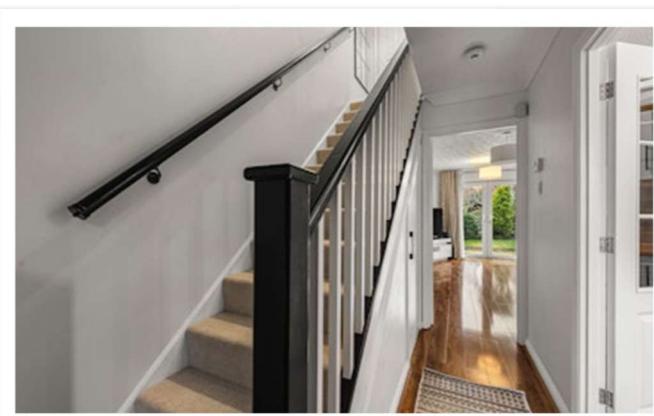
Freehold

£160,000



## Key Features

- Semi-detached house
- Two bedrooms
- Lounge, kitchen & shower room
- Driveway & car port
- Enclosed rear garden
- Gas central heating & double glazing
- EPC rating C





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.

#### 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

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

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

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

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



## FIRST FLOOR LANDING

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

## BEDROOM ONE

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

Having window to rear elevation, coved ceiling and radiator.

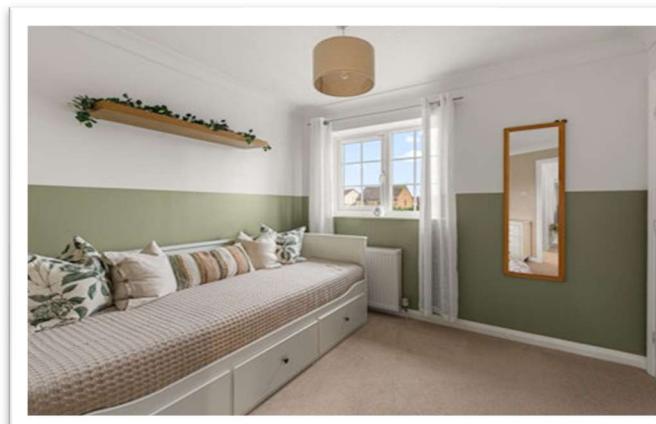
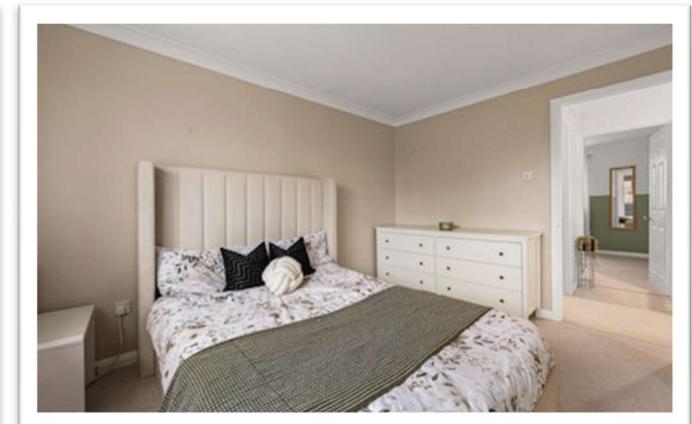
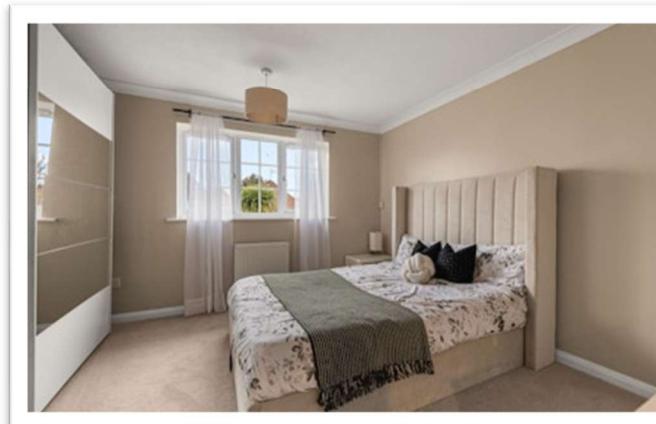
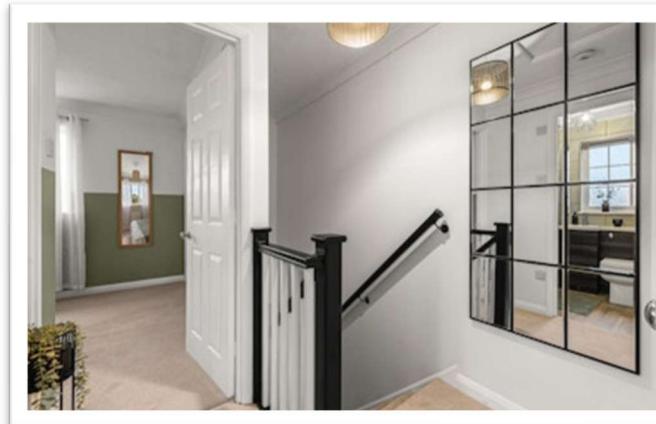
## BEDROOM TWO

2.67m x 2.51m (8'10" x 8'2")

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

## SHOWER ROOM

Having window to side elevation, coved 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.

## VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

## LIFETIME LEGAL

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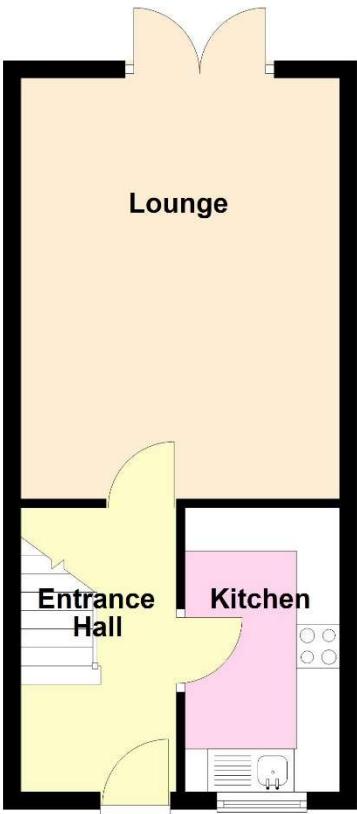
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## Floorplan

### 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)



### AGENT'S NOTES

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