



 **NEWTON**
FALLOWELL

48 Elizabeth Road, Boston – PE21 9AS
£220,000

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Boston

This extended semi-detached home is ideally situated for convenient access to local schools, Pilgrim Hospital and the town centre. The property offers well-presented and spacious accommodation throughout.

The ground floor comprises an inviting entrance hall, cloakroom, a comfortable lounge featuring a charming multi-fuel burner, a generous dining/family room perfect for entertaining, a modern fitted kitchen and a useful utility room.

To the first floor there are three bedrooms and a family bathroom.

Externally, the property benefits from ample off-road parking to the front and a garage to the rear. The good-sized enclosed rear garden provides an excellent outdoor space, complete with a versatile bar/studio, ideal for relaxing, entertaining or working from home.

Further benefits include gas central heating and double glazing throughout.

Council Tax band: A

Tenure: Freehold

EPC: TBC





ACCOMMODATION

Part glazed front entrance door through to the:

ENTRANCE HALL

Having coved ceiling, wood effect flooring and staircase rising to first floor.

CLOAKROOM

Having window to front elevation, wood effect flooring, close coupled WC and corner hand basin.

LOUNGE

17' 1" x 11' 11" (5.21m x 3.63m)

Having window to front elevation, coved ceiling, radiator, wood effect flooring and fireplace recess with inset multi-fuel burner. Opening to the:

DINING/FAMILY ROOM

19' 7" x 15' 2" (5.97m x 4.63m)

Having windows & french doors to rear elevation & garden, coved ceiling with inset ceiling spotlights, two radiators and wood effect flooring. Opening to the:

KITCHEN

15' 1" x 7' 3" (4.59m x 2.21m)

Having window to side elevation, coved ceiling with inset ceiling spotlights, radiator and wood effect flooring. Fitted with a range of base & wall units with work surfaces & upstands comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboard under. Work surface return with cupboards & integrated dishwasher under. Further work surface with inset electric hob, cupboards & drawers under, cupboards & stainless steel extractor over. Further work surface return with cupboards under, cupboard over and tall unit to side housing integrated electric double oven.





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UTILITY

9' 6" x 8' 10" (2.90m x 2.69m)

(max) Having window to front elevation, coved ceiling, radiator, wood effect flooring, work surface with cupboards, space & plumbing for automatic washing machine under and space for american style fridge/freezer.

FIRST FLOOR LANDING

Having window to rear elevation, coved ceiling and access to roof space.

BEDROOM ONE

10' 10" x 10' 10" (3.30m x 3.30m)

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

BEDROOM TWO

13' 0" x 10' 10" (3.96m x 3.30m)

(max including door recess) Having window to front elevation, coved ceiling and radiator.

BEDROOM THREE

8' 10" x 7' 0" (2.70m x 2.13m)

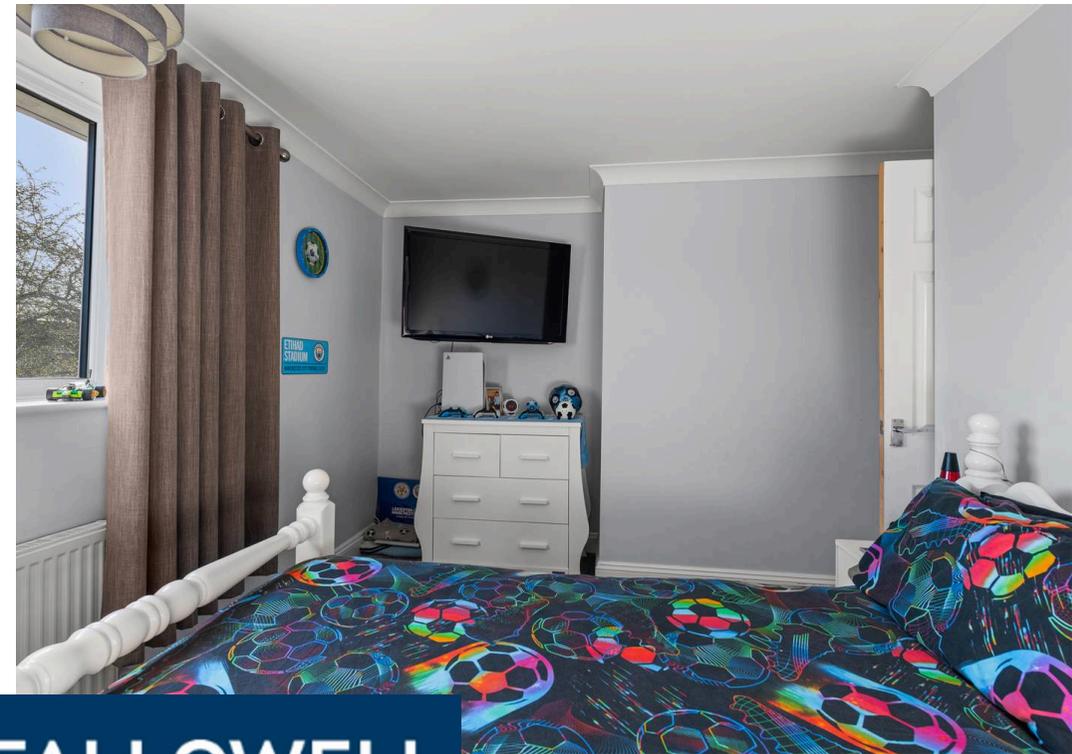
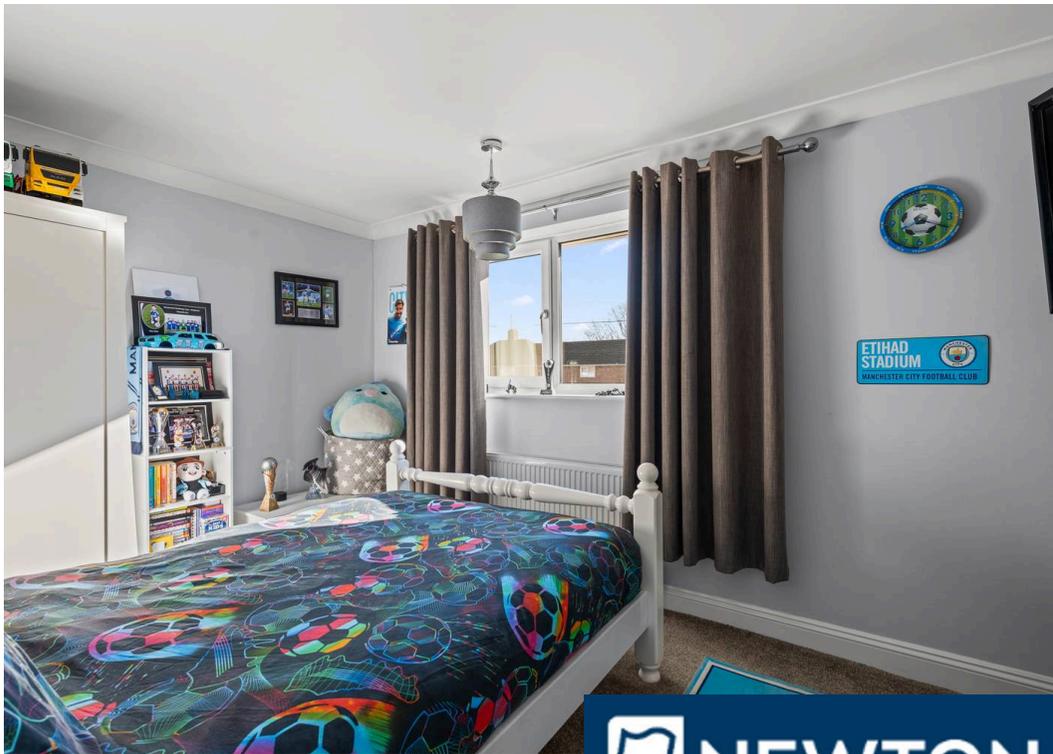
Having window to rear elevation, coved ceiling and radiator.

BATHROOM

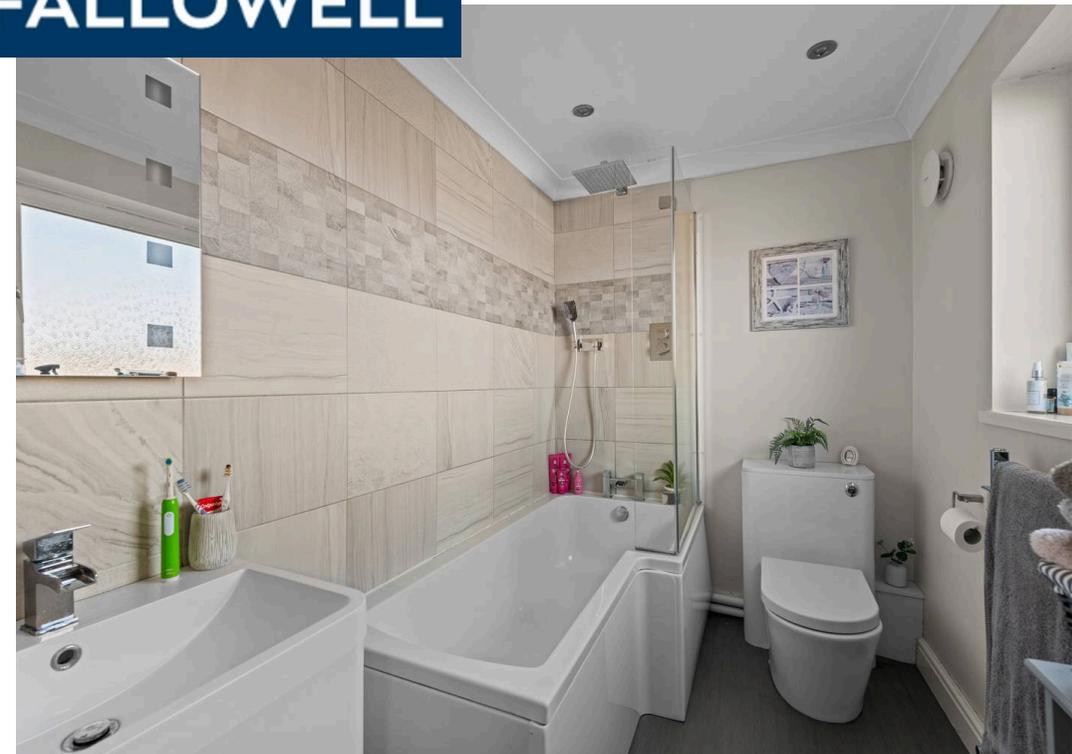
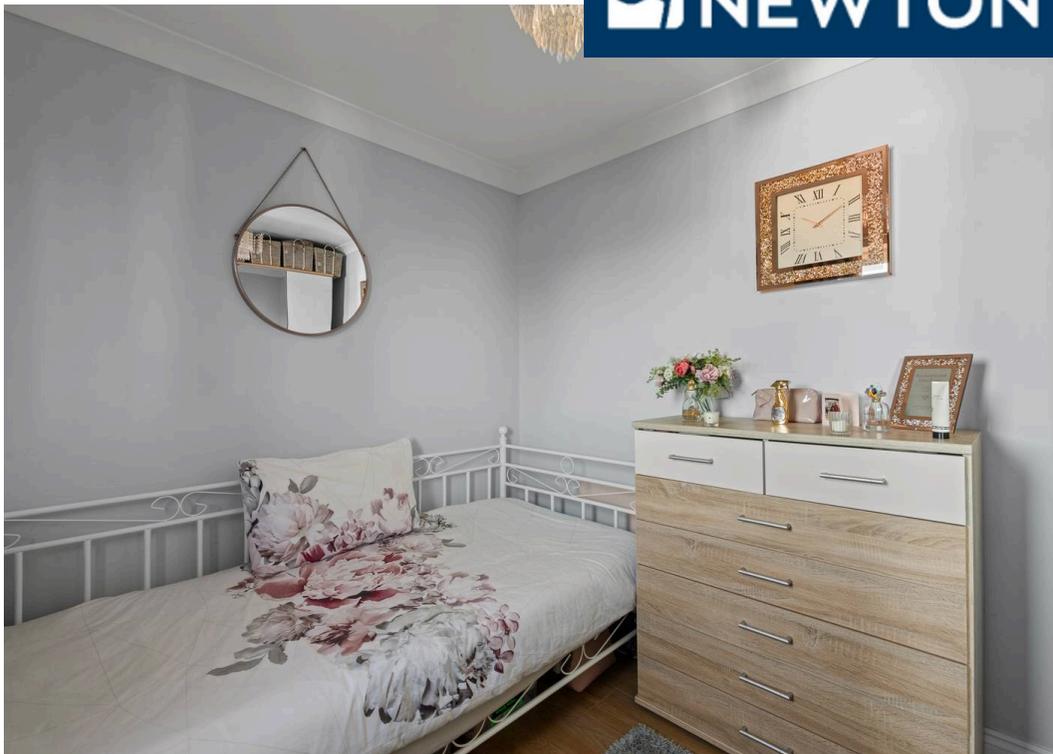
8' 10" x 5' 1" (2.70m x 1.54m)

Having window to rear elevation, coved ceiling with inset ceiling spotlights, heated towel rail, part tiled walls, vinyl flooring and extractor. Fitted with a suite comprising: shaped bath with mixer shower fitting & anti-splash screen over, WC with concealed cistern and hand basin inset to vanity unit.





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EXTERIOR

To the front of the property there is a gravelled area and a driveway which provides ample off-road parking. The driveway extends down the side of the property where there are double gates opening to the:

REAR GARDEN

Being enclosed and having a large block paved area & footpath, lawned garden and garden shed.

GARAGE

With double entrance doors, window & part glazed door to side.

OUTSIDE BAR/STUDIO

Of timber construction and having french doors with side screens to front, part glazed door to side, coved ceiling with inset ceiling spotlights, wood effect flooring and bar area.

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

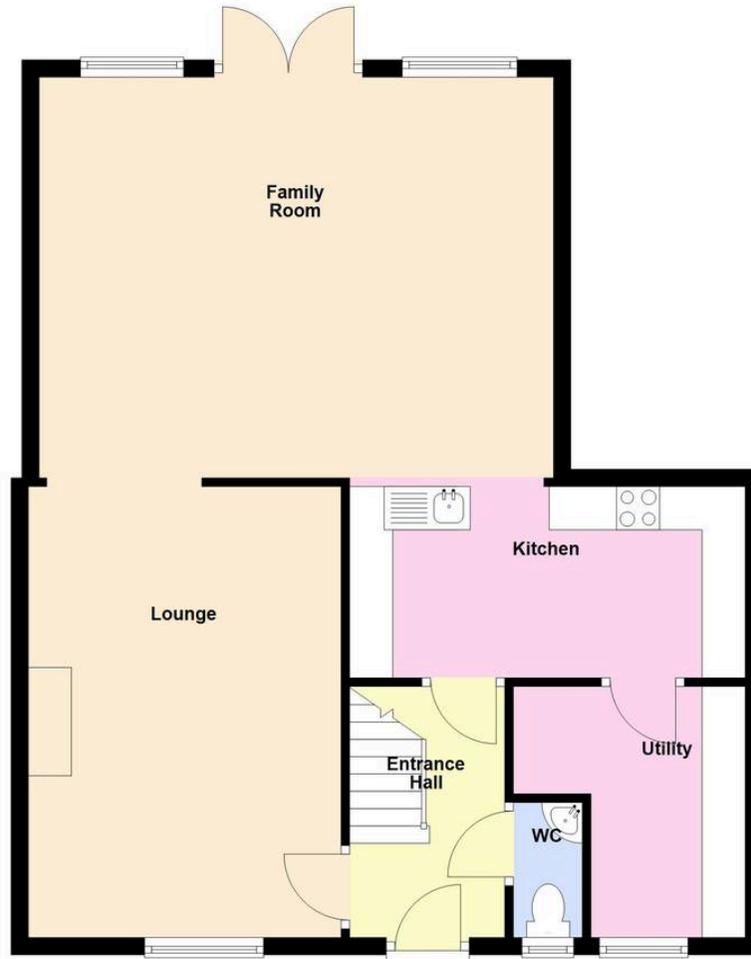
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Ground Floor
Approx. 71.6 sq. metres (770.6 sq. feet)



First Floor
Approx. 40.0 sq. metres (430.8 sq. feet)



Total area: approx. 111.6 sq. metres (1201.4 sq. feet)

Newton Fallowell Estate Agents

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