

NEWTON FALLOWELL

31 Belton Close, Boston - PE21 9BQ

£180,000

31 Belton Close

Boston

Occupying a popular residential position with the added attraction of backing directly onto a park, this semi-detached home offers spacious and versatile accommodation ideal for family living. The ground floor comprises an entrance hall, generous lounge/diner and kitchen, with three well-proportioned bedrooms and a family bathroom with a separate shower to the first floor. Outside, a front driveway provides convenient off-road parking, complemented by a garage and an enclosed rear garden. Further benefits include gas central heating and double glazing.

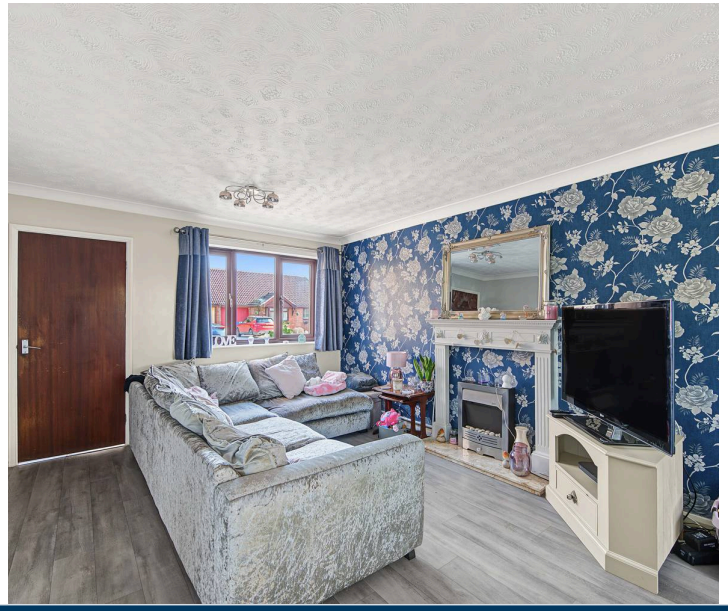
Council Tax band: B

Tenure: Freehold

NEWTON FALLOWELL









ACCOMMODATION

Part glazed front entrance door through to the:

ENTRANCE HALL

Having window to side elevation, radiator and staircase rising to first floor.

LOUNGE/DINER

18' 10" x 12' 2" (5.74m x 3.71m)

Having window to front elevation, coved ceiling, sliding doors to rear elevation & garden, two radiators and understairs storage cupboard.

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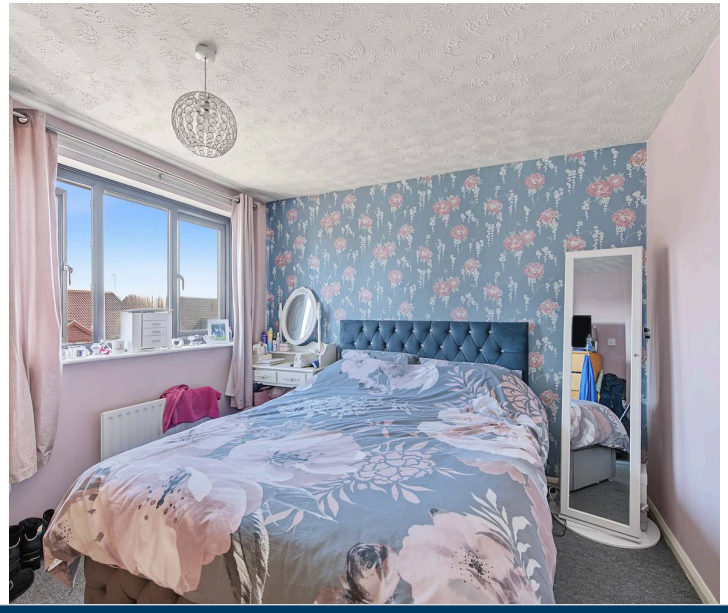
KITCHEN
10' 10" x 8' 5" (3.29m x 2.56m)
Having window & part glazed door to rear elevation, radiator and tile effect flooring. Fitted with a range of base & wall units with work surfaces & upstands comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboards, space & plumbing for automatic washing machine under, gas fired boiler providing for both domestic hot water & heating over. Work surface return with inset gas hob, integrated electric oven & cupboards under, cupboards & stainless steel extractor over. Further work surface return with cupboard, drawers & space for fridge under, cupboards over and tall unit to side.

FIRST FLOOR LANDING
Having window to front elevation, radiator, access to roof space and built-in airing cupboard housing hot water cylinder with shelving.

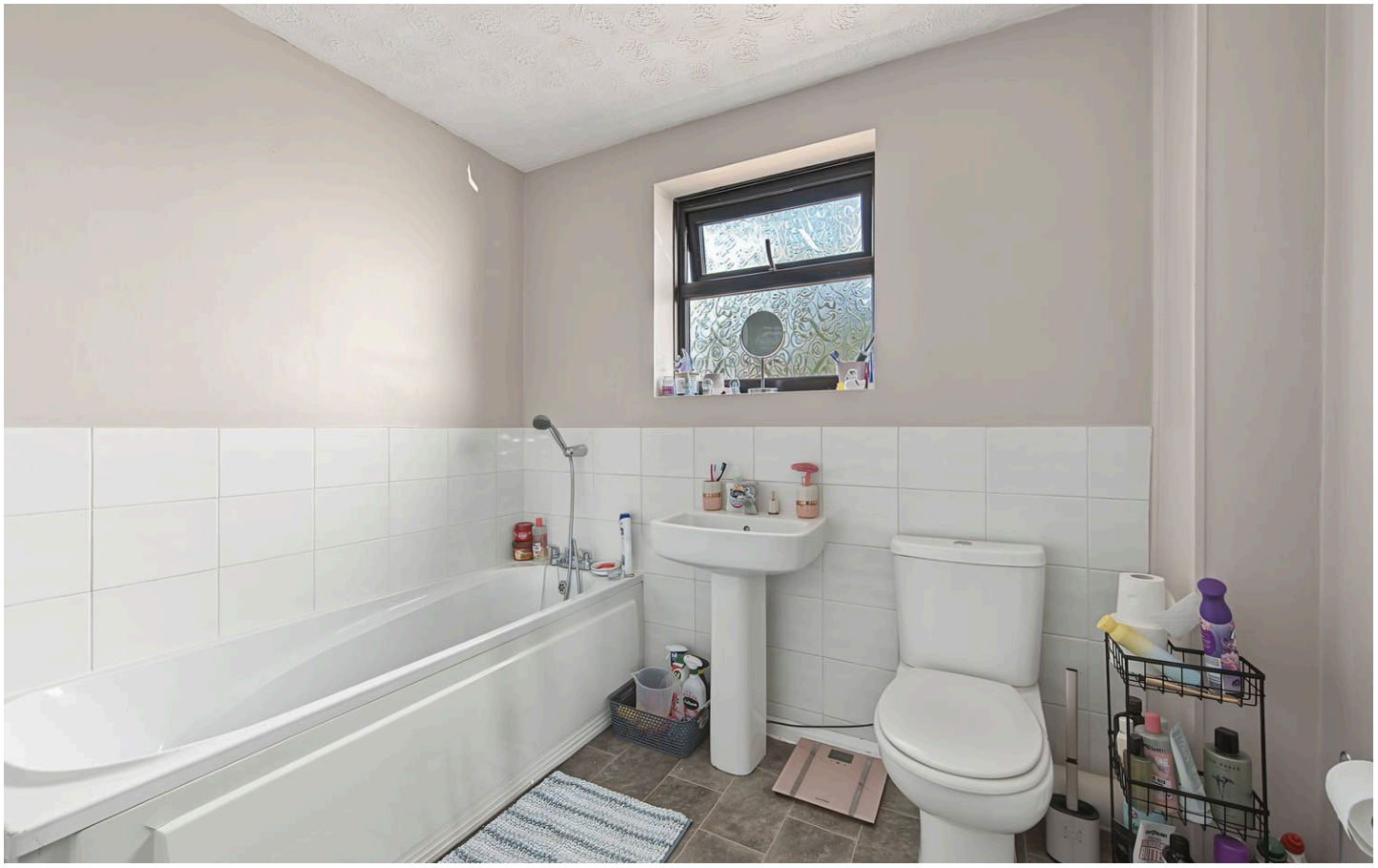
BEDROOM ONE
11' 7" x 10' 2" (3.53m x 3.09m)
Having window to front elevation and radiator.







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BEDROOM TWO
11' 1" x 8' 5" (3.37m x 2.57m)
Having window to rear elevation and radiator.

BEDROOM THREE
12' 0" x 8' 5" (3.65m x 2.57m)
(max) Having window to rear elevation and radiator.

BATHROOM
Having window to front elevation, radiator, tile effect flooring and part tiled walls. Fitted with a four piece suite comprising: panelled bath, fully tiled shower enclosure with shower fitting, close coupled WC and pedestal hand basin.

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EXTERIOR

To the front of the property there is a gravelled driveway which provides off-road parking leading to the:

GARAGE

16' 3" x 8' 2" (4.96m x 2.50m)
Having up-and-over door, light and power.

REAR GARDEN

Being enclosed with side access and rear gate. Laid to lawn and having a paved patio.

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

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.

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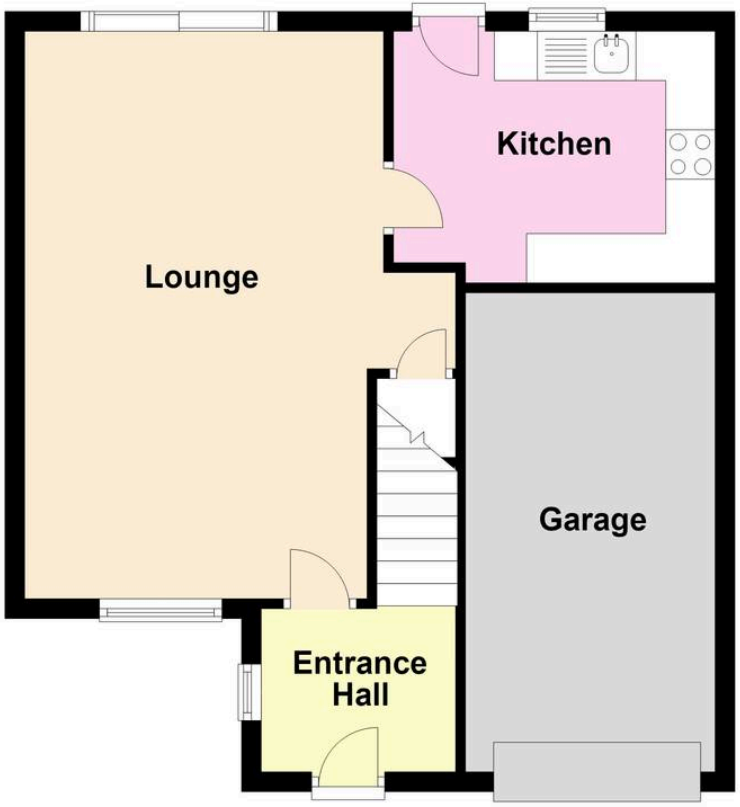
First Floor

Approx. 41.8 sq. metres (449.7 sq. feet)



Ground Floor

Approx. 47.3 sq. metres (509.6 sq. feet)



Total area: approx. 89.1 sq. metres (959.3 sq. feet)

Newton Fallowell Estate Agents

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