



 **NEWTON**
FALLOWELL

21 Eton Way, Boston – PE21 7BF
£160,000

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Boston, PE21 7BF - £160,000.

An end-terrace house in a popular residential location with two parking spaces. Having accommodation comprising: dining kitchen, cloakroom and lounge to ground floor. Two bedrooms and bathroom with separate shower to first floor. Outside the property has a small front garden and an enclosed rear garden. The property benefits from gas central heating and double glazing.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





ACCOMMODATION

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

DINING KITCHEN

19' 3" x 8' 8" (5.87m x 2.64m)

Having window to front elevation, coved ceiling with inset ceiling spotlights, radiator, tiled floor and television aerial connection point. Fitted with a range of base & wall units with work surfaces & upstands incorporating: ceramic sink with drainer & mixer tap, gas hob with extractor over, integrated electric oven, space & plumbing for automatic washing machine and space for upright fridge/freezer.

CLOAKROOM

Having radiator, tiled floor, extractor, close coupled WC and hand basin with tiled splashback.

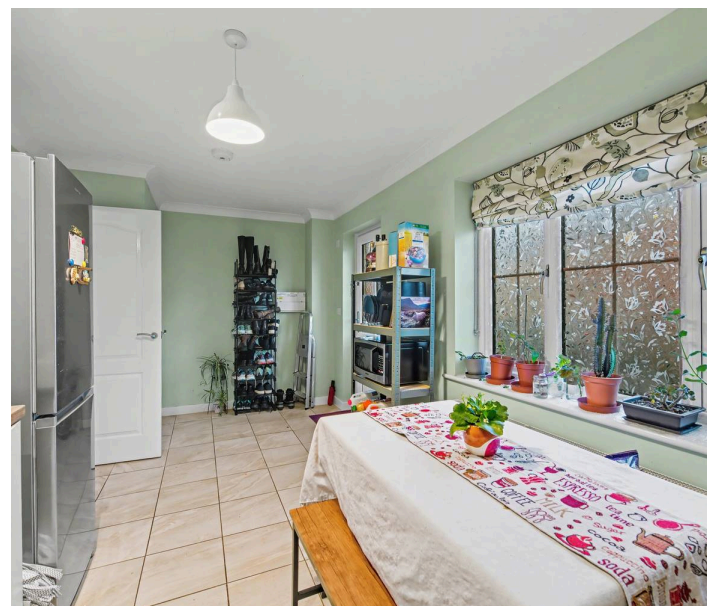
LOUNGE

15' 7" x 10' 7" (4.75m x 3.23m)

Having window & glazed door to rear elevation, coved ceiling, two radiators, wall mounted contemporary style electric fire and staircase rising to first floor.

FIRST FLOOR LANDING

Having access to roof space and built-in cupboard housing gas fired boiler providing for both domestic hot water and heating.



BEDROOM ONE

12' 4" x 11' 9" (3.76m x 3.58m)

Having window to front elevation, coved ceiling and radiator.

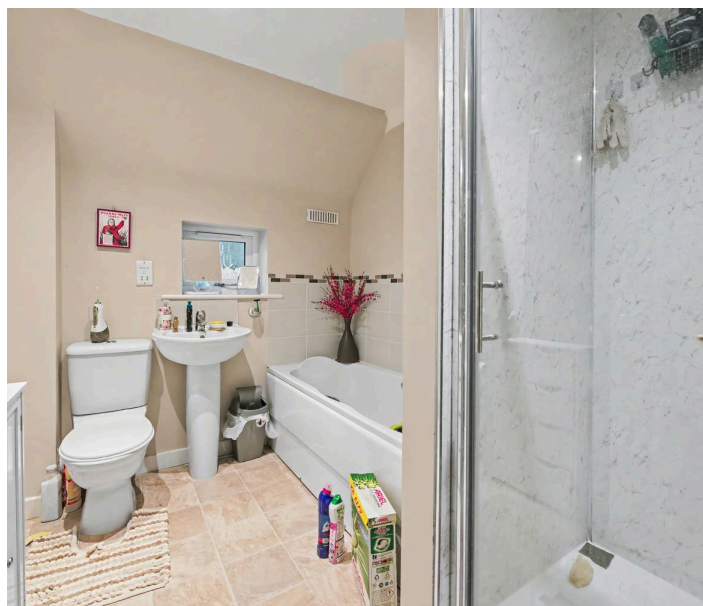
BEDROOM TWO

11' 9" x 7' 11" (3.58m x 2.41m)

Having window to rear elevation, coved ceiling and radiator.

BATHROOM

Having window to front elevation, coved ceiling, heated towel rail, tiled floor, extractor, tiled splashbacks, shaver point and extractor. Fitted with a suite comprising: shower enclosure with mixer shower fitting, panelled bath, close coupled WC and pedestal hand basin.



EXTERIOR

To the front of the property there is a small lawned garden with a paved footpath leading to the front entrance door.

A further paved footpath leads down the side of the property where there is gated access to the:

REAR GARDEN

Being enclosed by timber fencing with a rear access gate leading to two parking spaces. Having gravelled area with circular paved patio, paved footpath, lawned area and garden shed.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler served by radiators and the property is double glazed. The current council tax is band A.

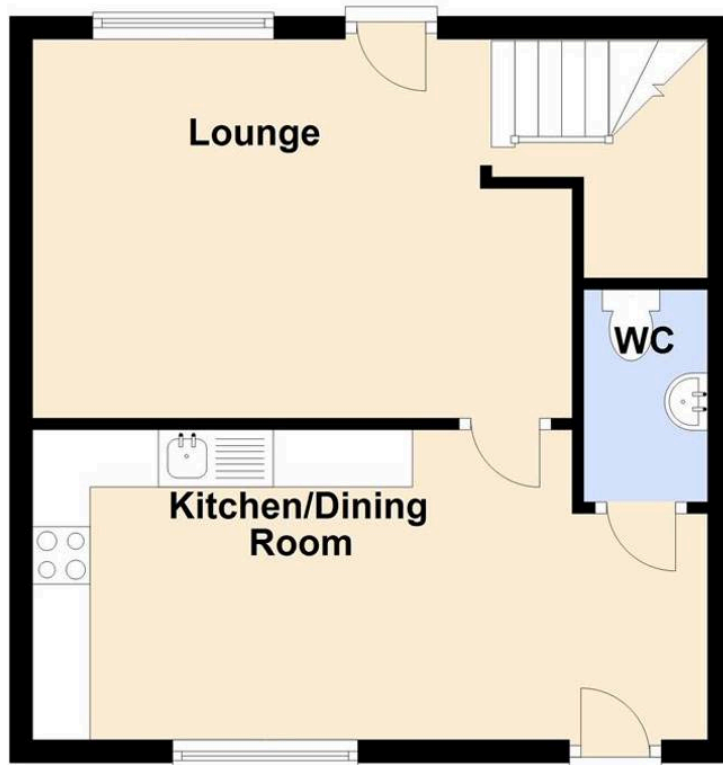
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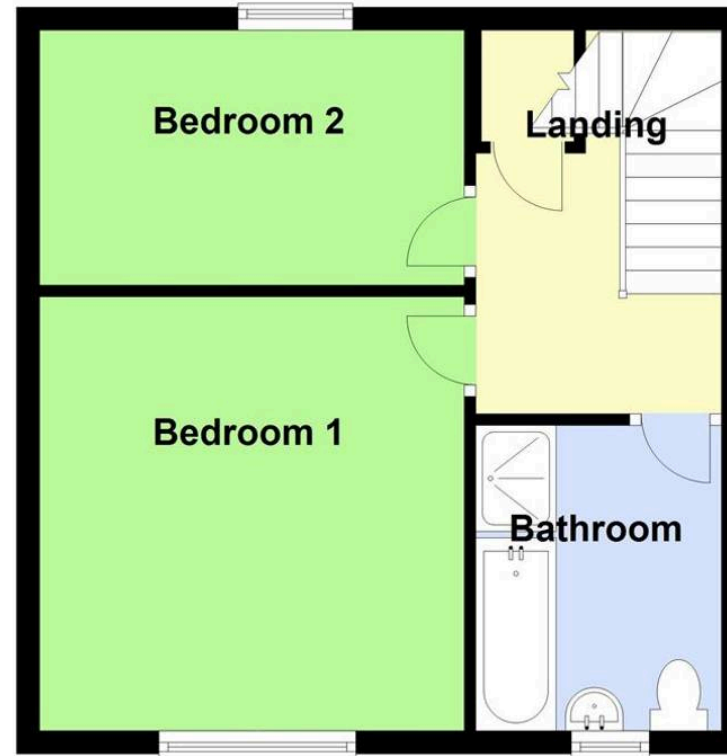
Ground Floor

Approx. 35.9 sq. metres (386.1 sq. feet)



First Floor

Approx. 36.2 sq. metres (390.0 sq. feet)



Total area: approx. 72.1 sq. metres (776.1 sq. feet)

Newton Fallowell Estate Agents

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