



 **NEWTON**
FALLOWELL

15 St. Bedes Drive, Boston – PE21 9QH
£190,000

15 St. Bedes Drive

Boston

A semi-detached house in a popular residential location convenient for the Pilgrim Hospital and local schools. Having accommodation comprising: entrance hall, cloakroom, kitchen, lounge & conservatory to ground floor. Master bedroom with en-suite, two further bedrooms and bathroom to first floor. Outside the property has a driveway providing off-road parking, a garage and an enclosed rear garden. The property benefits from gas central heating and double glazing. NO CHAIN

- Detached three bedroom house
- Kitchen, lounge & conservatory
- Cloakroom, en-suite & bathroom
- Driveway & garage
- Enclosed rear garden
- NO CHAIN

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





ACCOMMODATION

Part glazed front entrance door through to the:

ENTRANCE HALL

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

CLOAKROOM

Having coved ceiling, radiator, wood effect flooring, extractor, close coupled WC and hand basin.

KITCHEN

11' 9" x 7' 9" (3.58m x 2.36m)

Having window to front elevation, inset ceiling spotlights, radiator 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, 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, cupboard, drawers & appliance space under, cupboards & stainless steel extractor over.

LOUNGE

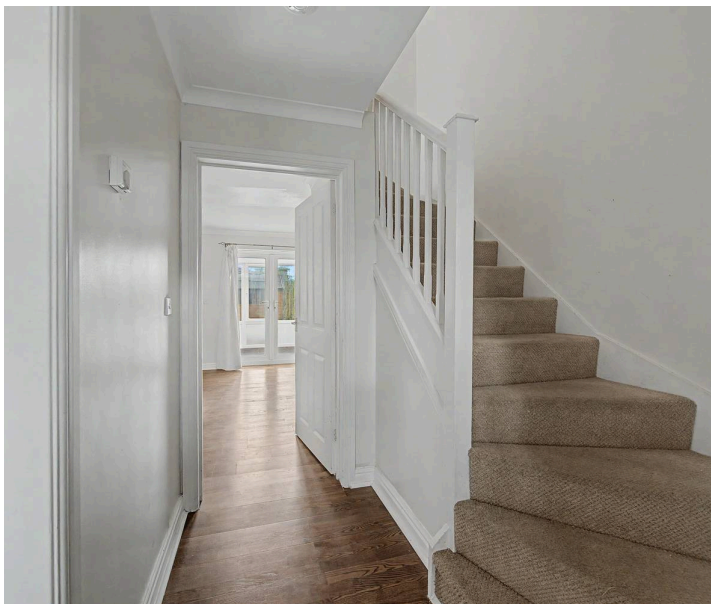
15' 1" x 13' 9" (4.60m x 4.19m)

Having window to rear elevation, coved ceiling, two radiators, wood effect flooring and fireplace with inset wood burner effect electric fire. French doors to the:

CONSERVATORY

7' 9" x 6' 7" (2.36m x 2.01m)

Of sealed unit double glazed uPVC frame construction with safety glass roof, part glazed door to garden and tiled floor.





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FIRST FLOOR LANDING

Having coved ceiling, radiator and access to roof space.

MASTER BEDROOM

9' 11" x 9' 4" (3.02m x 2.84m)

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

EN-SUITE

Having window to front elevation, radiator, shaver point, extractor, built-in airing cupboard housing hot water cylinder, fully tiled shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.

BEDROOM TWO

9' 8" x 6' 9" (2.95m x 2.06m)

Having window to rear elevation, coved ceiling and radiator.

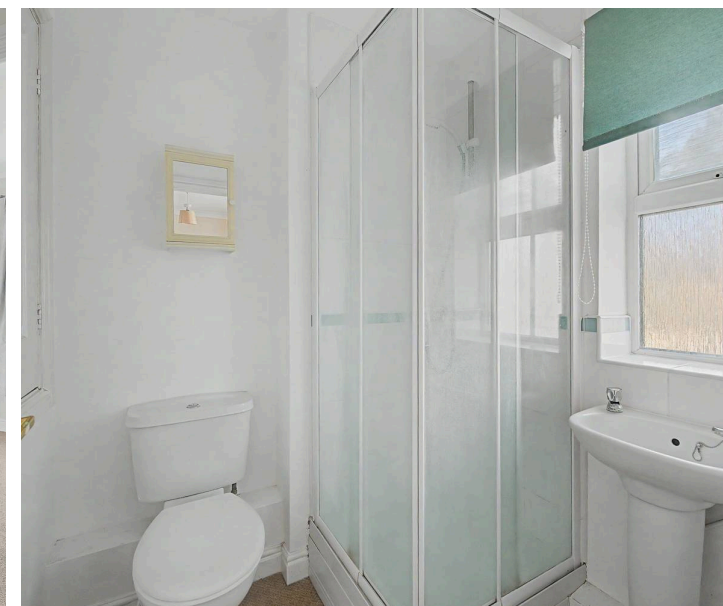
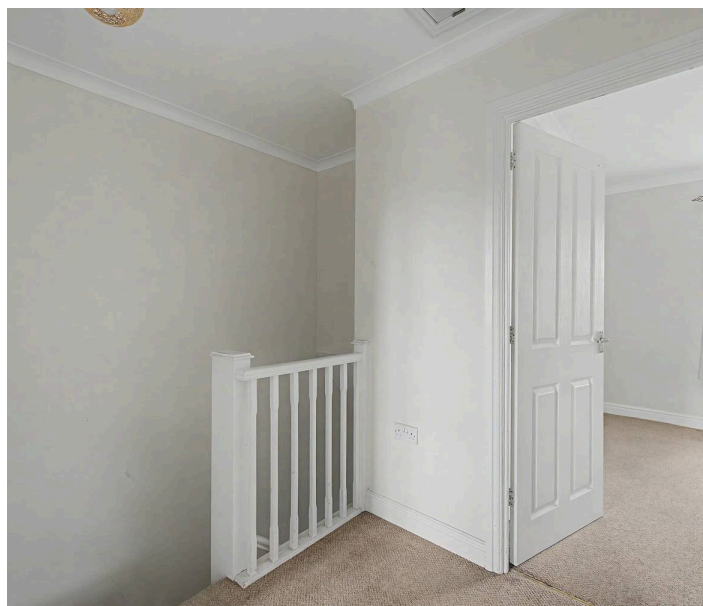
BEDROOM THREE

8' 10" x 8' 0" (2.69m x 2.44m)

Having window to rear elevation, coved ceiling and radiator.

BATHROOM

Having window to side elevation, radiator, tiled splashbacks, panelled bath with mixer tap & hand held shower attachment, close coupled WC and pedestal hand basin.





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EXTERIOR

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

GARAGE

Having up-and-over door, light and power.

REAR GARDEN

Being enclosed and laid to lawn with a paved patio 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 B.

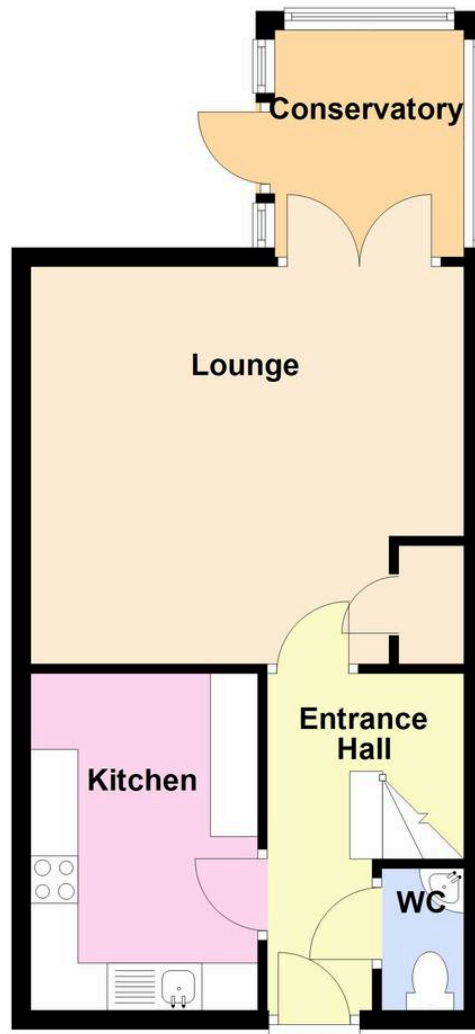
LIFETIME LEGAL

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.



Ground Floor

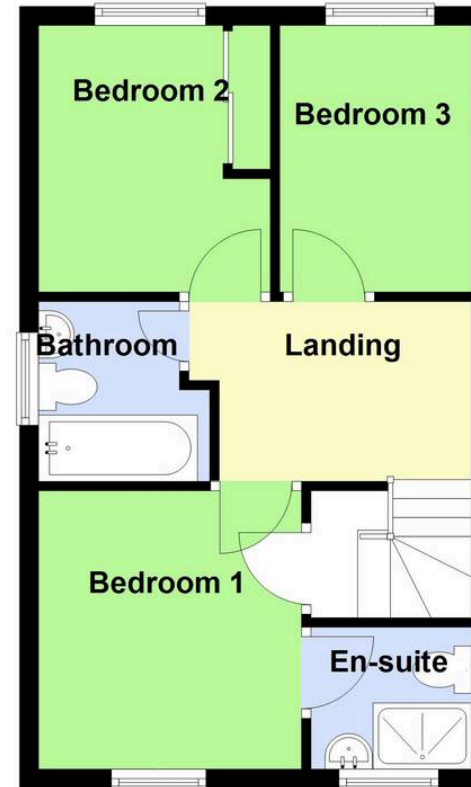
Approx. 41.0 sq. metres (441.3 sq. feet)



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First Floor

Approx. 36.5 sq. metres (392.7 sq. feet)



Total area: approx. 77.5 sq. metres (834.0 sq. feet)

Newton Fallowell Estate Agents

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