



44 Meres Way

Swineshead, Boston

A semi-detached house on a popular residential development in the village of Swineshead. Having accommodation comprising: entrance hall, cloakroom, lounge and dining kitchen 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.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





ACCOMMODATION

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

ENTRANCE HALL

With door to the:

CLOAKROOM

Having radiator, close coupled WC and hand basin.

LOUNGE

15' 2" x 14' 11" (4.62m x 4.55m)

(max) Having windows to front & side elevations, two radiators, smoke alarm and staircase rising to first floor.

DINING KITCHEN

14' 10" x 10' 3" (4.52m x 3.12m)

(max) Having window & french doors to rear elevation, inset ceiling spotlights, radiator and wood effect flooring. Fitted with a range of base & wall units with work surfaces & upstands comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboard, space & plumbing for automatic washing machine under. Work surface return with inset electric hob, integrated electric oven, integrated dishwasher & cupboards under, cupboards & stainless steel cooker hood over. Further work surface return with drawers under and tall unit to side housing integrated fridge & freezer.



FIRST FLOOR LANDING

Having access to roof space.

MASTER BEDROOM

11' 1" x 9' 8" (3.38m x 2.95m)

(max) Having window to rear elevation, radiator and built-in wardrobe.

EN-SUITE

Having window to rear elevation, heated towel rail, fully tiled shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.

BEDROOM TWO

9' 8" x 7' 11" (2.95m x 2.41m)

Having window to front elevation and radiator.

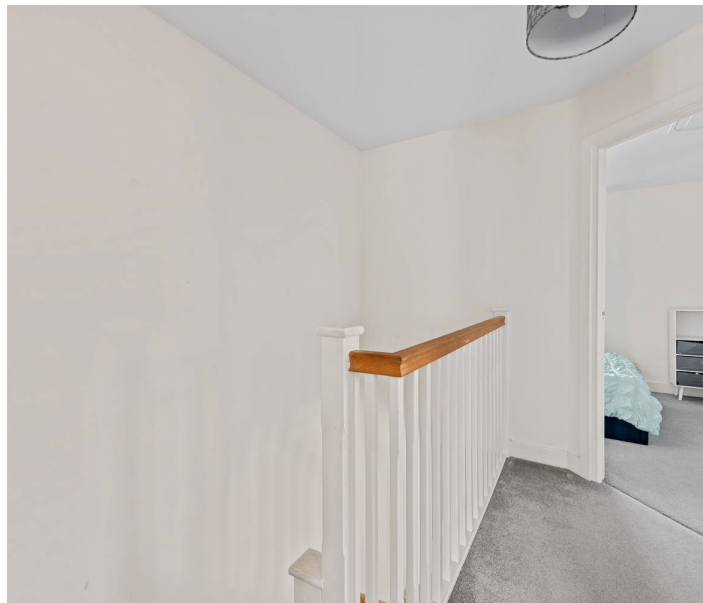
BEDROOM THREE

8' 4" x 6' 7" (2.54m x 2.01m)

Having window to front elevation and radiator.

BATHROOM

Having window to side elevation, inset ceiling spotlights, tiled splashbacks, shaver point, tile effect flooring, panelled bath with mixer tap & hand held shower attachment, close coupled WC and pedestal hand basin with tiled splashback.





 **NEWTON FALLOWELL**





EXTERIOR

To the front of the property there is a small gravelled garden with a paved footpath leading to the front entrance door. A block paved driveway to the side provides off-road parking and leads to the:

GARAGE

Having up-and-over door, light and power. Gated access to the:

REAR GARDEN

Being enclosed and laid to lawn. Having a paved patio and raised planter with slated chip area beyond.

SERVICES

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

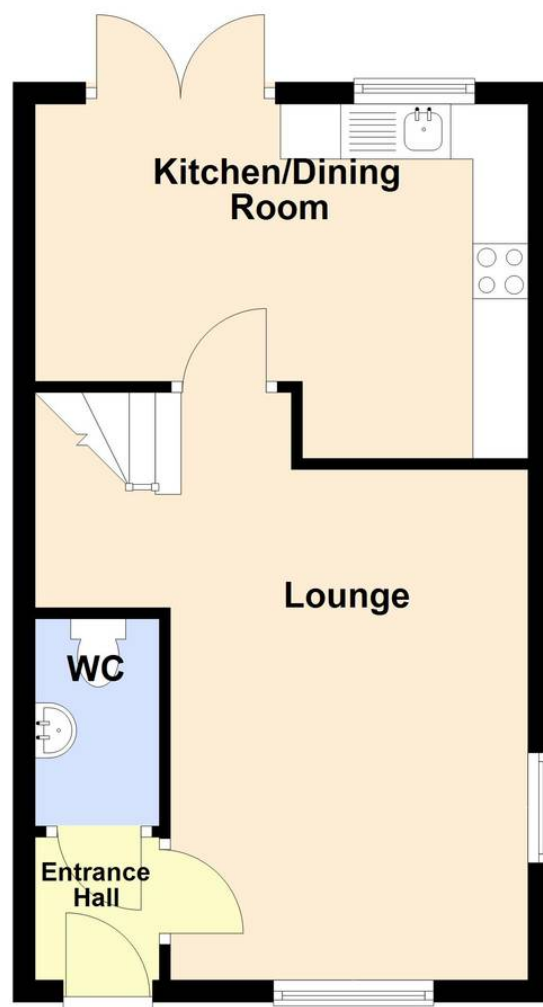
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Ground Floor

Approx. 35.7 sq. metres (383.8 sq. feet)



First Floor

Approx. 35.2 sq. metres (378.8 sq. feet)



Total area: approx. 70.9 sq. metres (762.7 sq. feet)

Newton Fallowell Estate Agents

Newton Fallowell Ltd, 26 Wide Bargate – PE21 6RX

01205353100 • boston@newtonfallowell.co.uk • www.newtonfallowell.co.uk/boston

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