



BRADLEY JAMES  
ESTATE AGENTS



42 Eton Way, Boston, PE21 7BF

Asking price £195,000

- Extended to the rear
- Conservatory to the rear
- Single garage
- Built in wardrobes and en-suite to bedroom one
- Train station in Boston
- Modern kitchen diner
- Off road parking to the rear
- Four piece bathroom suite
- Walking distance to local school
- Outskirts of Boston

# 42 Eton Way, Boston PE21 7BF

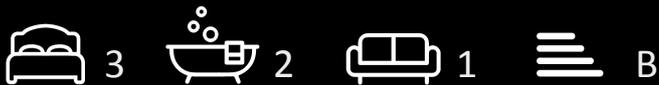
Bradley James welcomes you to Eton Way, Boston, this modern EXTENDED end-terrace house, built in 2018, offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms and two bathrooms and a SINGLE GARAGE this property is ideal for families or those seeking extra space.

Upon entering, you are welcomed by a spacious entrance hall that leads to a bright and airy lounge, perfect for relaxation. The heart of the home is the contemporary kitchen diner, which flows seamlessly into an extended conservatory, providing an excellent space for entertaining or enjoying the garden views. A convenient cloakroom completes the ground floor layout.

The first floor features two inviting bedrooms, with the second bedroom benefiting from fitted wardrobes, ensuring ample storage. A stylish four-piece bathroom serves these two bedrooms, making it practical for family living. Ascend to the top floor, where you will find the master bedroom, complete with fitted wardrobes and its own en-suite shower room, offering a private retreat.

This property also boasts off-road parking, along with a single garage located at the rear. The sought-after estate is characterised by its grandeur, with a curved brick wall marking the entrance and a variety of executive homes surrounding it. Residents can enjoy the abundance of green open spaces, and a children's play area is just a minute's walk away. Additionally, an onsite school is within walking distance, making it an excellent choice for families.

Situated on the outskirts of Boston, this home provides easy access to the A16, connecting you to Norfolk, Lincoln, and Spalding. The town centre is merely a five-minute drive away, where you will find a train station, shops, and restaurants. This property is a wonderful opportunity for those seeking a modern home in a vibrant community.



Council Tax Band: B



### Entrance Hall

UPVC obscured double glazed front door into the entrance hall which has stairs leading off to the first floor accommodation, radiator, power points and skimmed and coved ceiling.

### Lounge

16'2 x 12'0 max

UPVC double glazed window to the front, radiator, power points, under stairs storage cupboard, some power points with USB charging and skimmed and coved ceiling.

### Kitchen Diner

15'6 x 9'0

UPVC double glazed window, UPVC obscured double glazed door to the rear going into the conservatory, base and eye level units with work surface over, sink and drainer with mixer taps over, integrated electric oven and grill, integrated four burner gas hob, extractor over, space and plumbing for dishwasher, space and plumbing for washing machine, space and point for fridge freezer, tiled floor, radiator, power points and skimmed and coved ceiling with inset spotlights.

### Conservatory

10'5 x 9'6

Brick and UPVC construction with UPVC double glazed French doors to the rear, wall mounted electric heater, power points, tiled floor and wall light.

### Cloakroom

WC with push button flush, vanity wash hand basin with mixer taps over and tiled splashback, tiled floor, radiator and skimmed and coved ceiling with extractor fan.

### First Floor Landing

UPVC double glazed window to the front, stairs leading off to the second floor accommodation, power points and skimmed and coved ceiling.

### Bedroom 1

13'0 x 9'0

Two UPVC double glazed windows to the rear, radiator, power points, TV point, skimmed and coved ceiling and built in wardrobe with shelving and hanging space. (The measurements are not into the built-in wardrobe).

### Bathroom

Four piece bathroom suite, panel bath with mixer taps, pedestal wash hand basin with mixer taps over, WC with push button flush, separate shower cubicle with a fixed showerhead and a separate handheld showerhead and inset shelving, double shaver point, wall mounted heated towel rail, skimmed and coved ceiling with inset spotlights and extractor fan.

### Bedroom 3

8'8 x 8'7

UPVC double glazed window to the front, radiator, power points, TV point and skimmed and coved ceiling.

### Bedroom 1

13'6 x 12'0

UPVC double glazed window to the front, radiator, power points, TV points, skimmed and coved ceiling, loft hatch and two built-in double wardrobes. (Measurements do not include the wardrobes).

### Bedroom 1 En-suite

Obscured double glazed window to the rear, separate shower cubicle with a fixed showerhead, handheld showerhead and inset shelving, pedestal wash hand basin with mixer taps over, WC with push button flush, wall mounted heated towel rail, double shaver point, tiled floor, skimmed and coved ceiling with inset spotlights and extractor fan.

### Outside

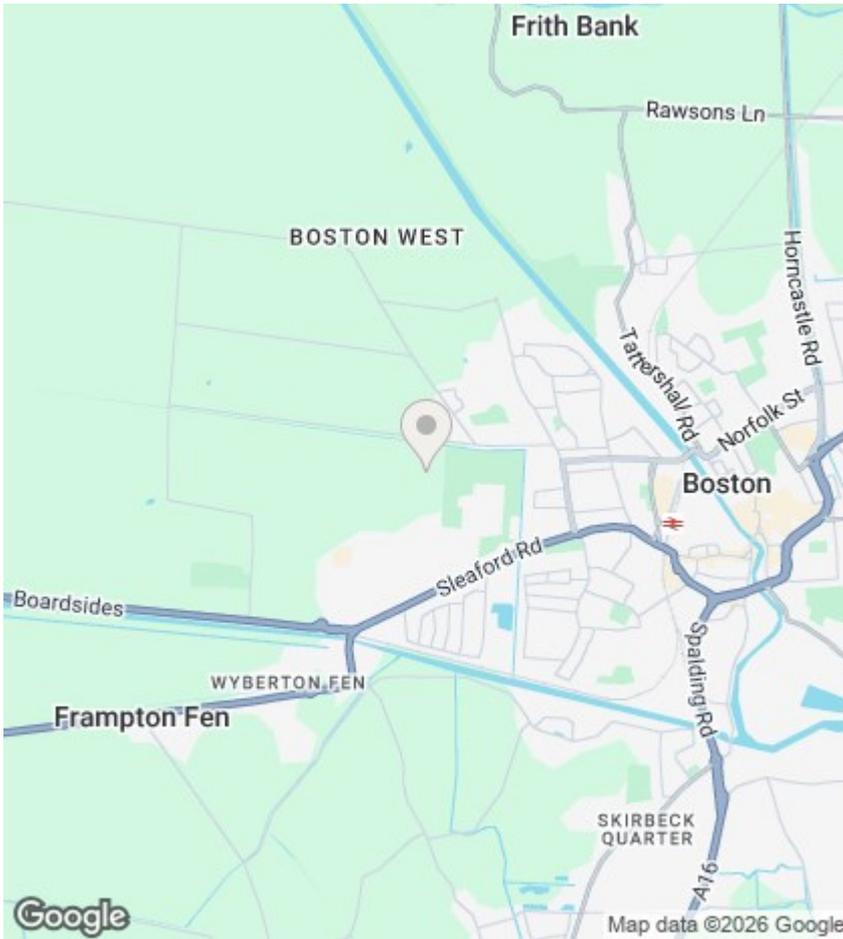
There's a low maintenance front garden with storm porch, rear gated access to the low maintenance rear garden which is enclosed by panel fencing, there's a decking seating area, a shed, outside lights, outside tap, there is also off-road parking to the rear and it also comes with a single garage which is in a block of five.

### Single Garage

Metal up and over door, power and lighting connected, power points and a separate fuse box with parking to the front.







## Viewings

Viewings by arrangement only. Call 01775 233130 to make an appointment.

## EPC Rating:

B

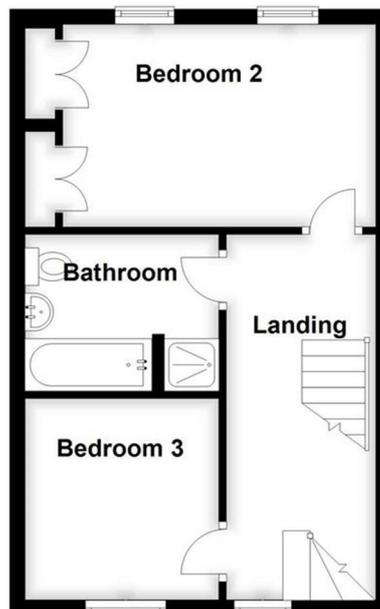
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx. 45.1 sq. metres (485.7 sq. feet)



### First Floor

Approx. 35.7 sq. metres (384.4 sq. feet)



### Second Floor

Approx. 29.4 sq. metres (316.2 sq. feet)

