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30 Cooks Lock, Boston, PE21 7PW Asking Price £160,000

This well-presented property is nicely tucked away in a cul-de-sac off South Parade/ Sleaford Road, so offers easy access out of town toward Heckington/Sleaford and of course to the wide range of amenities, schools and leisure facilities on the West side of our town.

The accommodation includes entrance porch, lounge and a dining kitchen to the rear with door and window overlooking the garden, with two bedrooms and the bathroom occupying the first floor.

Outside, there is a generous gravel driveway to the side, whilst the rear of the property has been enclosed and combines a patio seating area and a substantial lawned garden.

The property will also have the added value of a new kitchen being fitted, which the sellers committed to prior to marketing. Further benefits include gas fired central heating and uPVC double glazing.

- Two Bedroom Semi-Detached Home
- Generous Driveway and Enclosed Rear Garden
- Well-Presented Throughout
- uPVC Double Glazing and Gas Central Heating
- Cul-de-Sac Location
- Tenure: Freehold.
- EPC Rating – 69 “C”.
- Council Tax Band ‘A’

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The entrance has a contemporary brushed steel style downlight and a part-glazed and leaded effect door into the:

Entrance Porch - uPVC window, radiator, coat-hooks and door through to the:

Lounge 4.34m x 3.89m (14'3" x 12'9") - With uPVC window to the front, radiator, staircase rising to the first floor accommodation and door through to the kitchen.

Dining Kitchen 3.08m x 3.87m (10'1" x 12'8") – The spacious kitchen has both a door and a uPVC window overlooking the garden and comprises a range of work surfaces with drawer and cupboard units at both base and eye level. inset stainless steel sink/drainer with two lever mixer tap, electric oven with gas hob above and extractor fan over. There is space and plumbing for a washing machine, wall-mounted gas-fired central heating boiler and space for dining table.

First Floor Landing - Having loft access and window to the side. Doors are arranged off to:

Bedroom One 3.23m x 3.89m (10'7" x 12'9") – Bedroom one is a generous double bedroom with two windows to the front aspect, radiator and airing cupboard with shelving.

Bedroom Two 3.12m x 2.10m (10'3" x 6'11") - Having window to the rear aspect overlooking the garden and a radiator.

Bathroom - The bathroom comprises a white three-piece suite of panel bath with Triton shower over, hand basin with splashback tiling and cupboard beneath and a close-coupled WC. Wall tiling as appropriate and radiator.

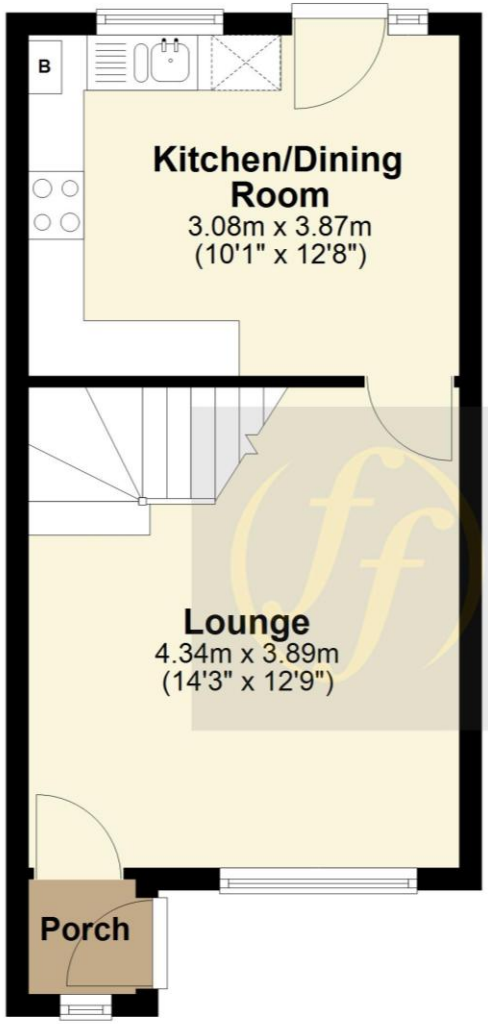
Outside

To the front of the property is a small lawned garden which is of an open plan design with the neighbouring property. A good-size gravel driveway to the right of the property provides off-road car parking and leads via a gate to the rear garden.

The rear of the property has been enclosed and by backing onto the rail route has the benefit of no other properties at the rear boundary. The garden combines a generous and lawn with a patio area spanning the width of the garden. A garden shed is also included in the sale of the property.

Ground Floor

Approx. 30.3 sq. metres (326.1 sq. feet)



First Floor

Approx. 29.7 sq. metres (319.4 sq. feet)

NOTE: All measurements are approximate and should be used as a guide only. None of the services connected, fixtures or fittings have been verified or tested by the Agent and as such cannot be relied upon without further investigation by the buyer.

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