



111 Eastwood Road, Boston, PE21 0PW



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Freehold

Offers in excess of £215,000

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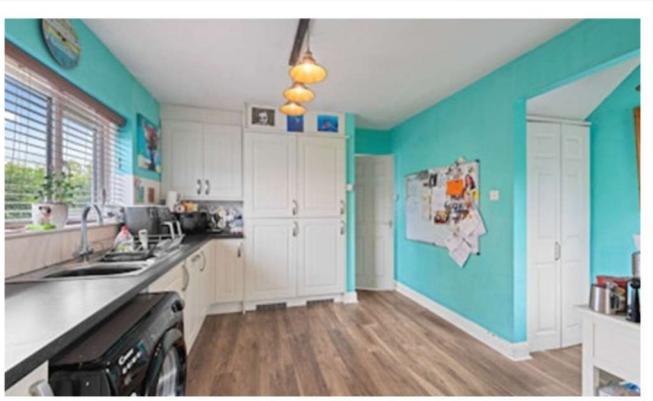
## Key Features

- Semi-detached house
- Three bedrooms
- Lounge & dining kitchen
- Driveway & garage
- Enclosed rear garden
- Plot approx. 0.16 acre (STS)
- EPC rating D





A semi-detached house on a good sized plot in a popular residential location within walking distance to Hawthorn Tree primary school. Having well presented accommodation comprising: entrance hall, lounge, bathroom and dining kitchen to ground floor. Three bedrooms to first floor. Outside the property has a front garden, a driveway providing off-road parking, a garage and an enclosed rear garden. The property benefits from gas central heating and double glazing.



#### ACCOMMODATION

Part glazed front entrance door through to the:

#### ENTRANCE HALL

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

#### LOUNGE

**5.65m x 3.18m (18'6" x 10'5")**

(max into bay) Having bay window to front elevation, french doors to rear elevation & garden, coved ceiling, radiator and laminate flooring.

#### BATHROOM

Having window to front elevation, radiator, laminate flooring and tiled splashbacks. Fitted with a suite comprising: shaped bath with electric shower fitting over, WC with concealed cistern and hand basin inset to vanity unit with cupboard under.

#### DINING KITCHEN

**6.63m x 3.12m (21'10" x 10'2")**

(max) Having window to side elevation, sliding doors, window & part glazed door to side elevation, radiator, laminate flooring, understairs storage cupboard, gas fired boiler providing for both domestic hot water & heating and airing cupboard housing hot water cylinder with shelving. Fitted with a range of base & wall units with work surfaces comprising: 1 1/4 bowl composite sink with drainer & mixer tap inset to work surface, integrated dishwasher, cupboards, space & plumbing for automatic washing machine under, cupboard & shelving over. Tall unit to side housing integrated electric double oven with drawers under, cupboard over. Further work surface with inset gas hob, cupboards & drawers under, cupboards & stainless steel cooker hood over. Work surface return with cupboard under, cupboard over and tall units to side incorporating integrated fridge & freezer.



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#### FIRST FLOOR LANDING

Having window to rear elevation, coved ceiling and access to roof space with drop down ladder.

#### BEDROOM ONE

5.02m x 3.2m (16'6" x 10'6")

Having windows to front & rear elevations, coved ceiling, radiator, laminate flooring and fitted wardrobes with overhead cupboards.

#### BEDROOM TWO

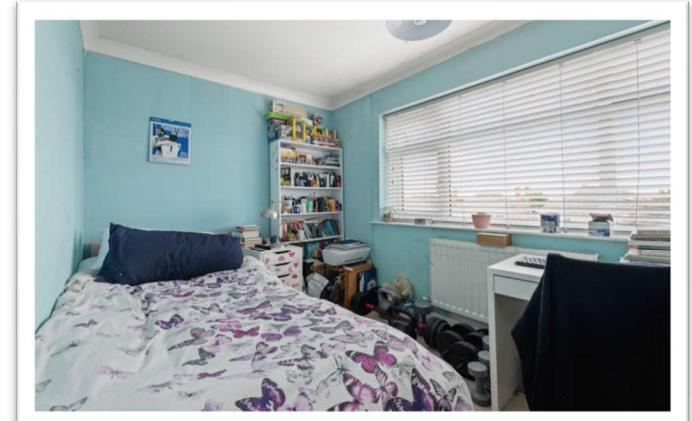
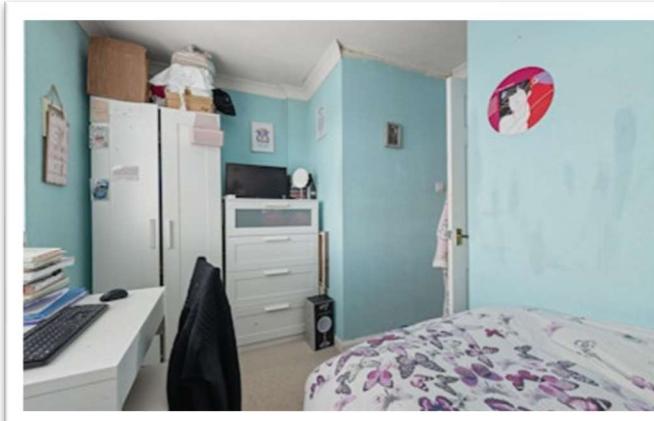
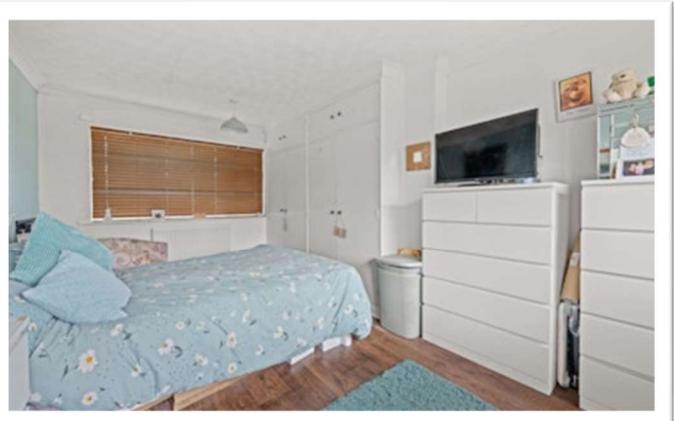
4.06m x 2.17m (13'4" x 7'1")

(max) Having window to front elevation, coved ceiling and radiator.

#### BEDROOM THREE

2.73m x 2.18m (9'0" x 7'2")

Having window to rear elevation, coved ceiling and radiator.



## EXTERIOR

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

## GARAGE

6.57m x 3.2m (21'7" x 10'6")

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

## REAR GARDEN

Being enclosed and having a cottage style garden with well stocked borders, paved patio with pergola and greenhouse.

## THE PLOT

The property occupies a plot of approximately 0.16 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

## 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.

## VIEWING

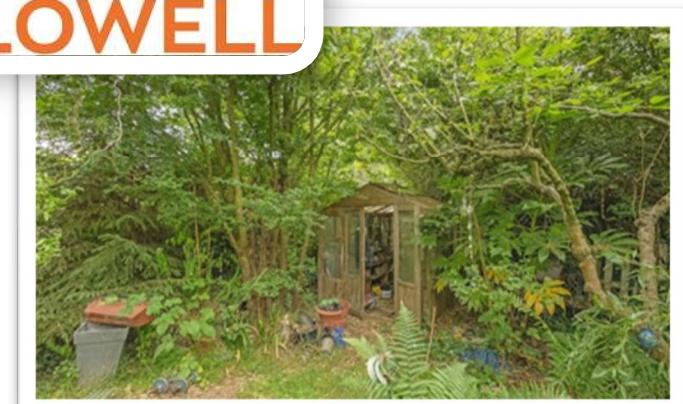
By appointment with Newton Fallowell - telephone 01205 353100.

## AGENT'S NOTES

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.





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## Floorplan

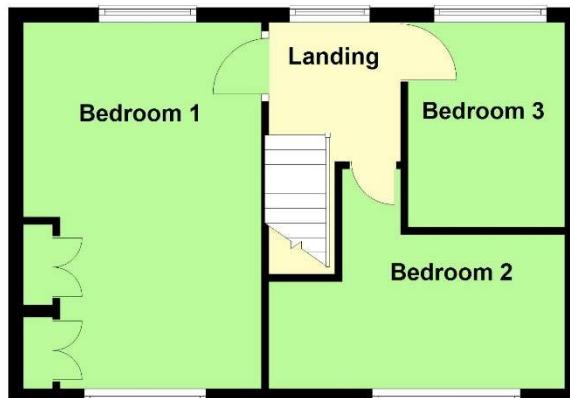
### Ground Floor

Approx. 46.4 sq. metres (499.1 sq. feet)



### First Floor

Approx. 37.0 sq. metres (397.7 sq. feet)



Total area: approx. 83.3 sq. metres (896.8 sq. feet)



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