



 **NEWTON**
FALLOWELL

17 Blacksmiths Grove, Fishtoft – PE21 0BF
£170,000

17 Blacksmiths Grove

Fishtoft, Boston

Tucked away towards the end of a quiet cul-de-sac in a popular residential area on the outskirts of town, this well-presented terraced home offers comfortable and modern living.

The accommodation comprises an entrance hall, cloakroom, spacious lounge/diner and a modern fitted kitchen to the ground floor. To the first floor are three bedrooms and a contemporary shower room.

Outside, the property benefits from a lawned front garden, an enclosed low-maintenance rear garden ideal for relaxing or entertaining and off-road parking to the rear.

Further advantages include gas central heating and double glazing throughout.

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 window to front elevation, coved ceiling, radiator, tiled floor, understairs storage cupboard and staircase rising to first floor.

CLOAKROOM

Having tiled floor, close coupled WC and hand basin.

LOUNGE/DINER

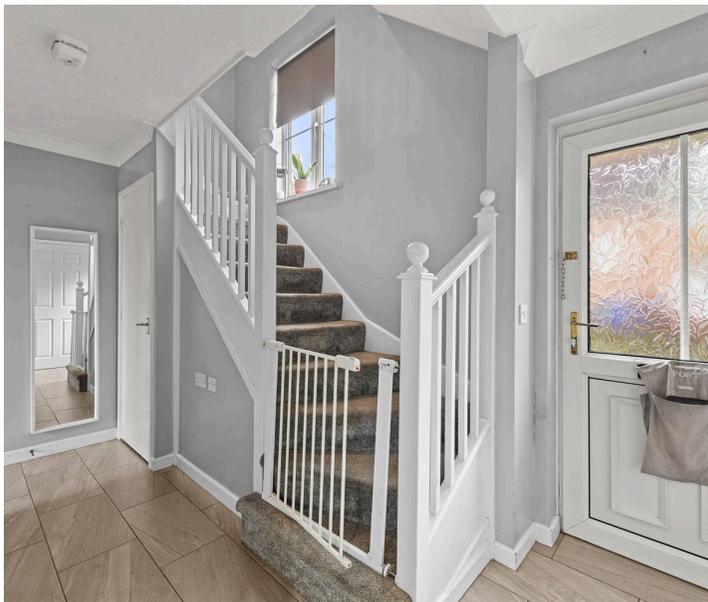
17' 3" x 16' 5" (5.25m x 5.00m)

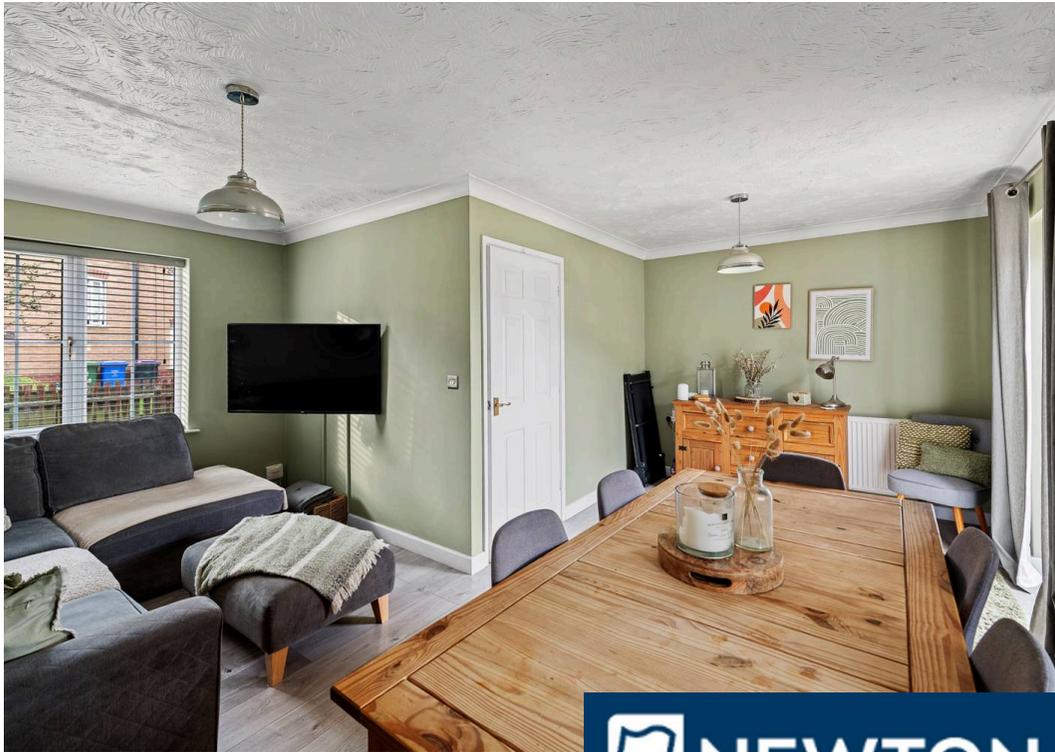
(max) Having window to front elevation, window & french doors to rear elevation, coved ceiling, radiator and wood effect flooring.

KITCHEN

9' 0" x 7' 7" (2.74m x 2.30m)

Having window to rear elevation, coved ceiling with inset ceiling spotlights and tiled floor. Fitted with a range of base & wall units with work surfaces comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboards under, cupboard & gas fired boiler providing for both domestic hot water & heating over. Work surface return with inset gas hob, integrated electric oven, cupboard & drawers under, cupboards & extractor over, tall unit to side housing integrated fridge & freezer. Further work surface with cupboards & breakfast bar under, cupboards & shelf over.





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FIRST FLOOR LANDING

Having coved ceiling, access to roof space and built-in airing cupboard.

BEDROOM ONE

12' 10" x 8' 10" (3.91m x 2.70m)

Having dormer style window to rear elevation, coved ceiling and radiator.

BEDROOM TWO

11' 4" x 7' 10" (3.45m x 2.40m)

Having dormer style window to rear elevation, coved ceiling and radiator.

BEDROOM THREE

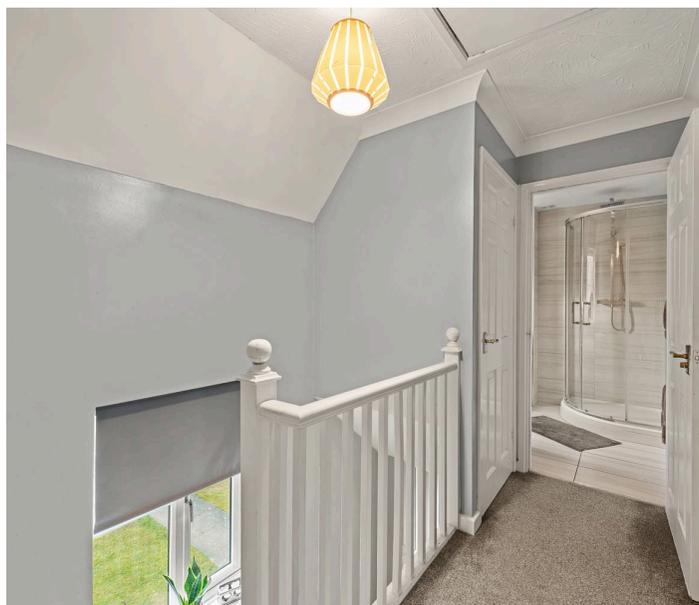
8' 10" x 8' 2" (2.70m x 2.50m)

Having dormer style window to front elevation, coved ceiling and radiator.

SHOWER ROOM

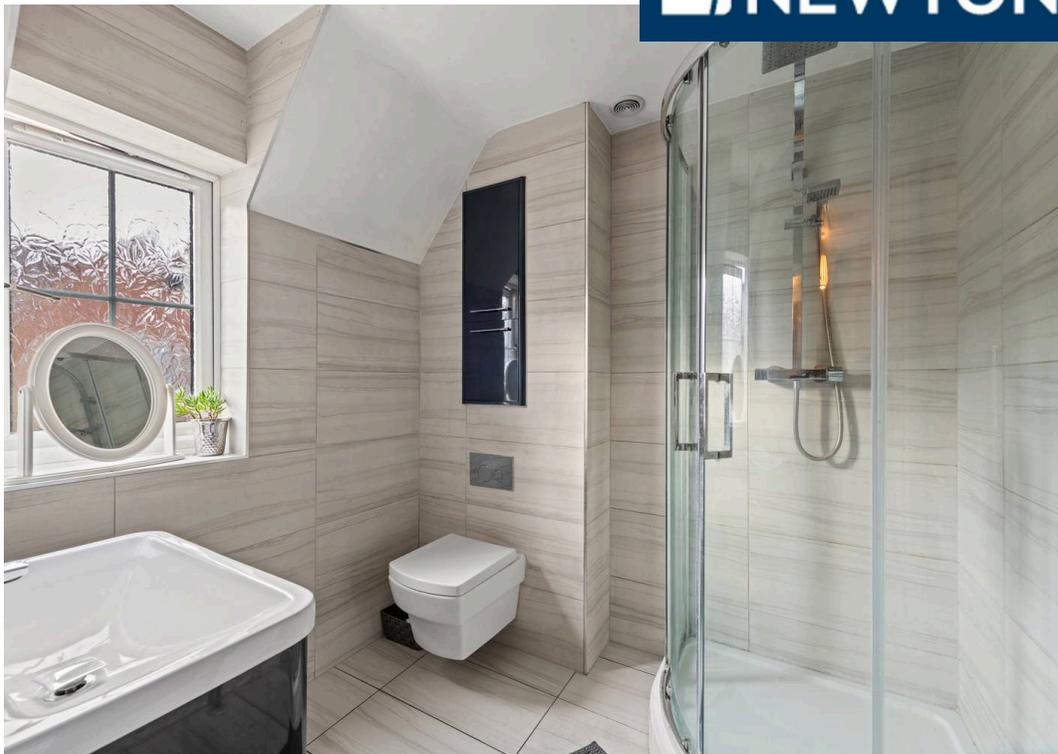
7' 3" x 6' 4" (2.20m x 1.93m)

Having dormer style window to front elevation, radiator, tiled walls, tiled floor, extractor, shower enclosure with mixer shower fitting, hand basin inset to vanity unit and WC with concealed cistern and storage cupboard over.





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EXTERIOR

To the front of the property there is a lawned garden with a footpath leading to the front entrance door. There is also a public footpath to the front of the row of properties that leads to Fishtoft Road.

REAR GARDEN

Being enclosed and gravelled for ease of maintenance. Having a paved patio, a covered area with bar, garden shed and store. A rear access gate leads to off-road parking.

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. 38.3 sq. metres (411.7 sq. feet)



First Floor

Approx. 37.8 sq. metres (406.7 sq. feet)



Total area: approx. 76.0 sq. metres (818.5 sq. feet)

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