



 **NEWTON**
FALLOWELL

2 Burrows Close, Boston – PE21 9HU

Offers Over £150,000

2 Burrows Close

Boston

Tucked away at the end of a quiet cul-de-sac on the outskirts of town, this semi-detached home is ideally situated within walking distance of the popular Witham Way Country Park, offering the perfect balance of convenience and outdoor living.

The accommodation comprises an entrance hall, comfortable lounge, dining room and kitchen to the ground floor. To the first floor are two bedrooms and a shower room.

Outside, the property benefits from off-road parking to the front and a particularly good size enclosed rear garden for a property of this type, providing excellent outdoor space for relaxing, entertaining or gardening. Further benefits include gas central heating and double glazing.

Offered for sale with NO CHAIN, this property would make an ideal first-time buy, investment or downsize opportunity.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: TBC





ACCOMMODATION

Part glazed front entrance door through to the:

ENTRANCE HALL

Having staircase rising to first floor.

LOUNGE

13' 1" x 12' 6" (4.00m x 3.80m)

Having box bow window to front elevation, coved ceiling, radiator, laminate flooring and gas fire on stone hearth. Archway to the:

DINING ROOM

9' 6" x 7' 7" (2.90m x 2.30m)

Having sliding doors to rear elevation & garden, coved ceiling, radiator, laminate flooring and understairs storage cupboard.

KITCHEN

9' 6" x 7' 9" (2.90m x 2.37m)

Having window to rear elevation, part glazed door to side elevation, inset ceiling spotlights and tiled floor. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl composite sink with drainer & mixer tap inset to work surface, cupboards & appliance space under, cupboard & cupboard housing gas fired boiler providing for both domestic hot water & heating over. Work surface return with appliance space under, cupboard over. Further work surface with space for gas cooker, cupboards under, cupboards & extractor over.





 **NEWTON FALLOWELL**



FIRST FLOOR LANDING

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

BEDROOM ONE

15' 8" x 11' 6" (4.77m x 3.50m)

(max) Having two windows to front elevation, coved ceiling, two radiators, dado rail and built-in wardrobe.

BEDROOM TWO

9' 6" x 9' 5" (2.90m x 2.87m)

Having window to rear elevation, coved ceiling, radiator, dado rail and built-in cupboard.

SHOWER ROOM

5' 11" x 5' 9" (1.80m x 1.74m)

Having window to rear elevation, inset ceiling spotlights, radiator, tiled walls, shower with mixer shower fitting, close coupled WC and pedestal hand basin.





 **NEWTON FALLOWELL**





EXTERIOR

To the front of the property there is a gravelled area providing off-road parking and a paved footpath leads to the front entrance door. Gated access to the:

REAR GARDEN

Being enclosed and majority laid to lawn with borders. Having a paved patio and a garden shed.

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.

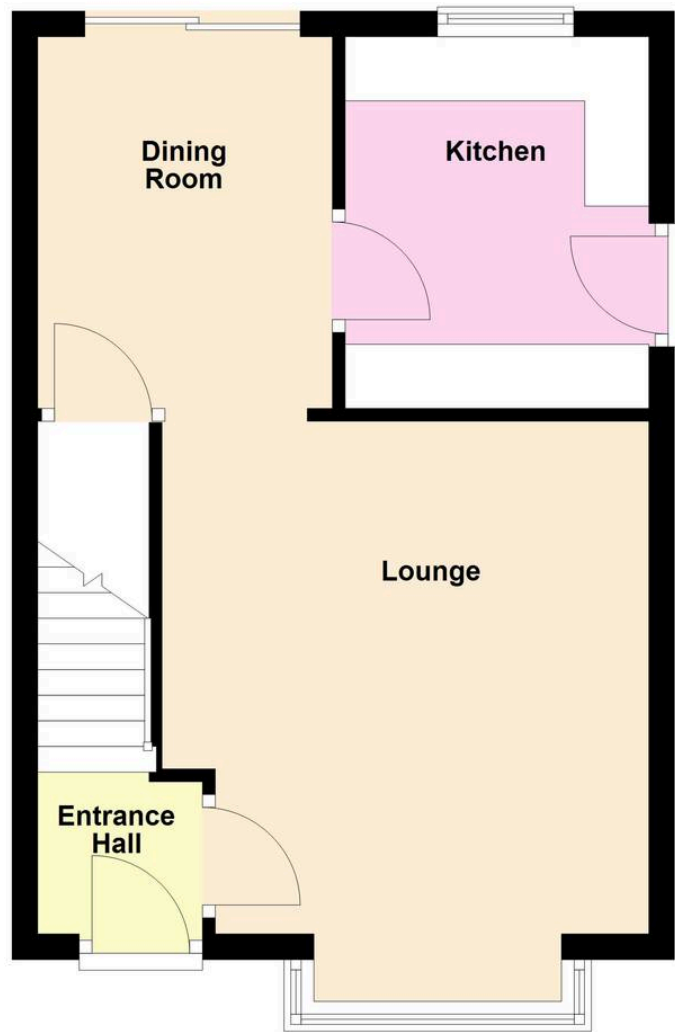
LIFETIME LEGAL

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.



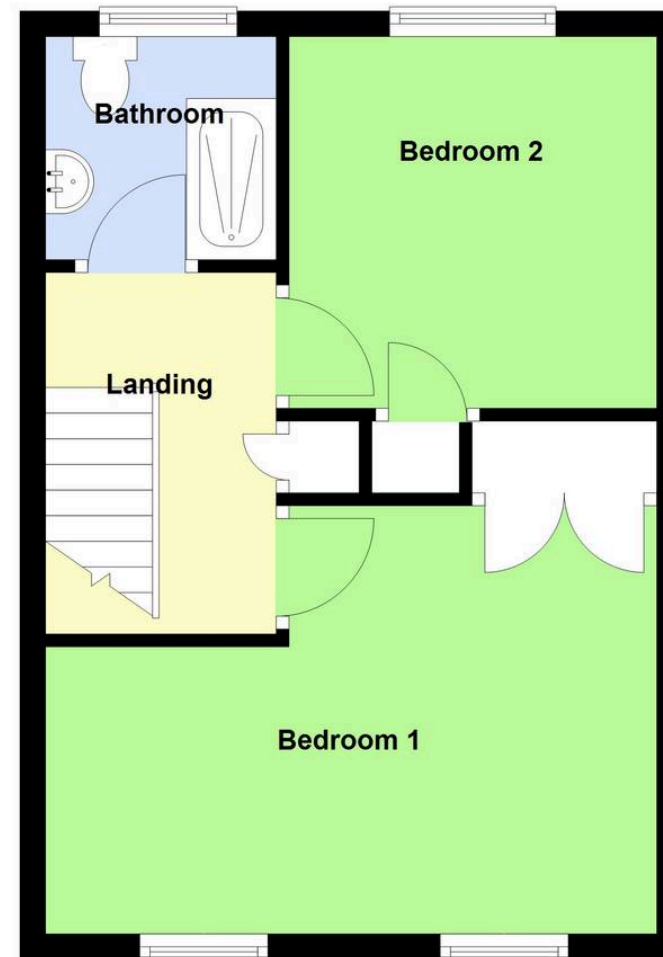
Ground Floor

Approx. 33.9 sq. metres (364.9 sq. feet)



First Floor

Approx. 33.8 sq. metres (364.3 sq. feet)



Total area: approx. 67.7 sq. metres (729.2 sq. feet)

Newton Fallowell Estate Agents

Newton Fallowell Ltd, 26 Wide Bargate - PE21 6RX

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

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 in relation to this property.