



2 Harrow Place

Boston

A modern three-storey end terrace home, ideally situated on the outskirts of town, offering spacious and well-presented accommodation throughout. The property comprises an entrance hall, lounge, stylish dining kitchen and cloakroom to the ground floor. The first floor offers two bedrooms and a family bathroom with both a bath and separate shower, while the impressive principal bedroom occupies the second floor and benefits from an en-suite shower room. Outside, there is an enclosed rear garden together with off-road parking and a garage to the rear. Further benefits include gas central heating and double glazing.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





ACCOMMODATION

Part glazed front entrance door through to the:

ENTRANCE HALL

Having radiator and staircase rising to first floor.

LOUNGE

15' 9" x 11' 10" (4.80m x 3.60m)

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

DINING KITCHEN

15' 6" x 8' 11" (4.73m x 2.72m)

Having window & part glazed door to rear elevation, coved ceiling with inset ceiling spotlights, radiator and laminate flooring. Fitted with a range of base & wall units with work surfaces and upstands comprising: composite sink with drainer & mixer tap inset to work surface, cupboard, space & plumbing for automatic washing machine & dishwasher under, cupboard over. Work surface return with inset electric hob, integrated electric oven, cupboards & drawers under, cupboards & stainless steel extractor over. Further work surface return with cupboards under, cupboards over.

CLOAKROOM

Having radiator, tiled floor, extractor, close coupled WC and wall mounted hand basin.





FIRST FLOOR LANDING

Having window to front elevation, coved ceiling and staircase rising to second floor.

BEDROOM TWO

13' 0" x 8' 11" (3.96m x 2.72m)

Having two windows to rear elevation, coved ceiling, radiator and two built-in double wardrobes. (one housing the gas fired combination boiler providing for both domestic hot water & heating).

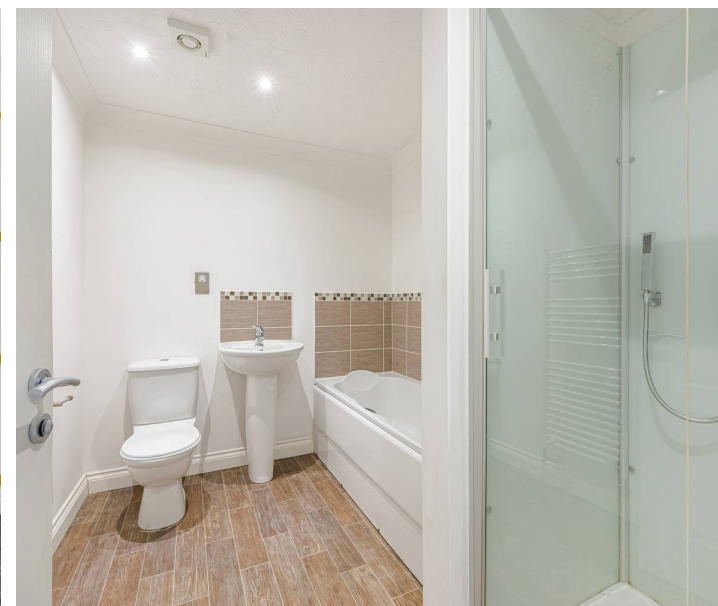
BEDROOM THREE

8' 9" x 11' 11" (2.66m x 3.64m)

Having window to front elevation, coved ceiling and radiator.

BATHROOM

Having coved ceiling with inset ceiling spotlights, heated towel rail, wood effect flooring, tiled splashbacks, extractor, shower enclosure with mixer shower fitting, panelled bath, close coupled WC and pedestal hand basin.



NEWTON FALLOWELL



SECOND FLOOR LANDING

Having coved ceiling and door to the:

MASTER BEDROOM

13' 6" x 11' 11" (4.12m x 3.63m)

(max) Having window to front elevation, coved ceiling, two radiators, access to roof space and two built-in wardrobes.

EN-SUITE

Having roof window, inset ceiling spotlights, heated towel rail, wood effect flooring, shaver point and extractor. Fitted with a suite comprising: shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.



EXTERIOR

To the front of the property there is a lawned garden with a paved footpath leading to the front entrance door. A shared driveway to the side leads to the rear of the property where there is off-road parking and a:

GARAGE

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

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired combination boiler serving radiators and the property is double glazed. The current council tax is band B.

LIFETIME LEGAL

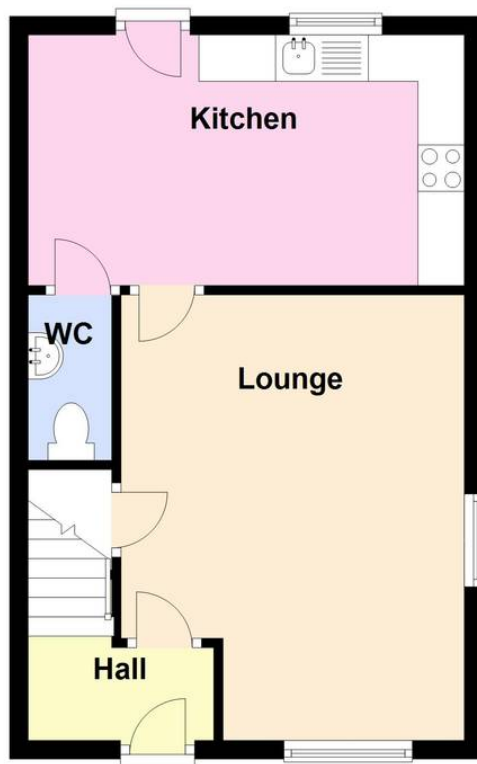
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NEWTON FALLOWELL

Ground Floor

Approx. 35.7 sq. metres (384.5 sq. feet)



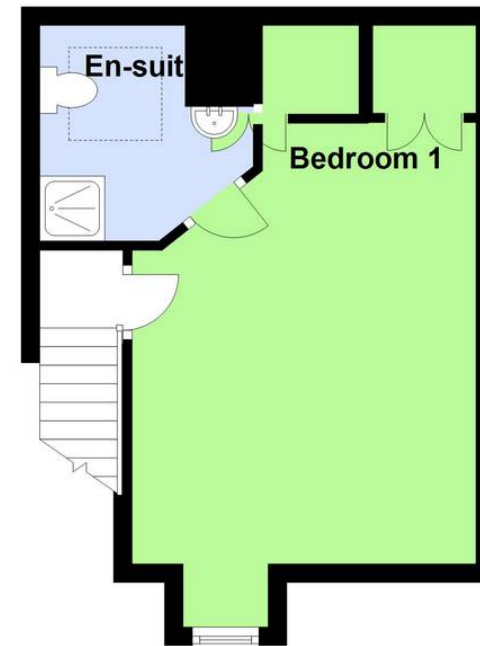
First Floor

Approx. 35.7 sq. metres (384.5 sq. feet)



Second Floor

Approx. 25.5 sq. metres (274.8 sq. feet)



Total area: approx. 97.0 sq. metres (1043.8 sq. feet)

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