



19 Mary Lovell Way, Stickney, Boston, PE22 8BF



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Freehold

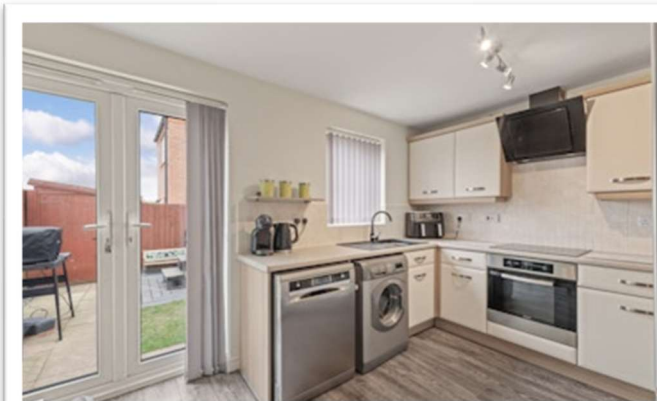
£145,000



## Key Features

- End terrace house
- Two bedrooms
- Lounge & kitchen
- Cloakroom & bathroom
- Enclosed rear garden
- Parking to side
- EPC rating C





An end-terrace house in a popular village location. Having well presented accommodation comprising: entrance hall, cloakroom, lounge & kitchen to ground floor. Two bedrooms and bathroom to first floor. Outside the property has off-road parking to the side and an enclosed garden to the rear. The property benefits from oil fired central heating and double glazing.

#### ACCOMMODATION

Part glazed front entrance door through to the:

#### ENTRANCE HALL

Having radiator and laminate flooring.

#### CLOAKROOM

Having radiator, laminate flooring, close coupled WC and hand basin with cupboard under.

#### LOUNGE

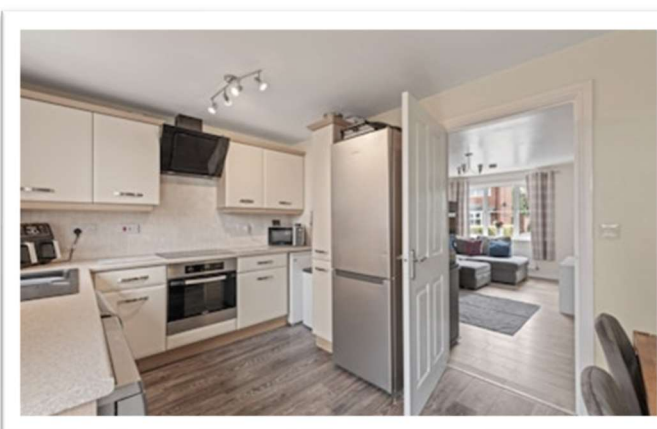
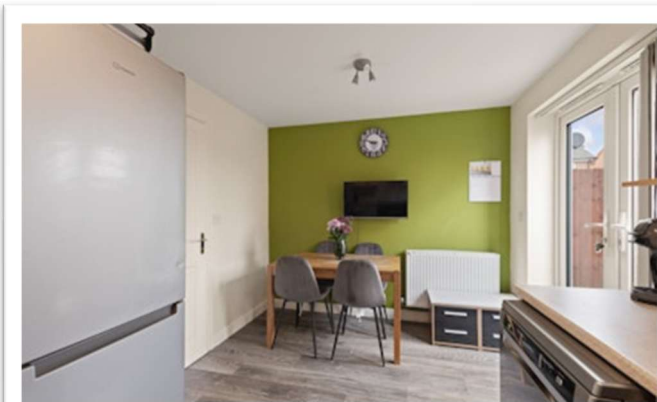
4.66m x 4.22m (15'4" x 13'10")

Having window to front elevation, radiator, laminate flooring and staircase rising to first floor.

#### KITCHEN

4.15m x 2.76m (13'7" x 9'1")

Having window & french doors to rear elevation, radiator and laminate flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: composite sink with drainer & mixer tap inset to work surface, cupboard, space & plumbing for automatic washing machine & dishwasher under. Work surface return with inset electric hob, integrated electric oven, cupboards, drawers and oil fired boiler providing for both domestic hot water & heating under, cupboards & extractor over. Larder style unit with space for upright fridge/freezer to side.





### FIRST FLOOR LANDING

Having access to roof space.

### BEDROOM ONE

3.59m x 3.56m (11'10" x 11'8")

Having window to rear elevation, radiator and built-in wardrobes.

### BEDROOM TWO

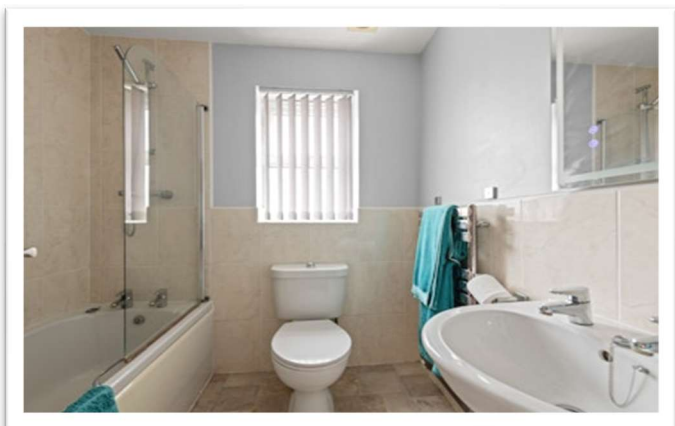
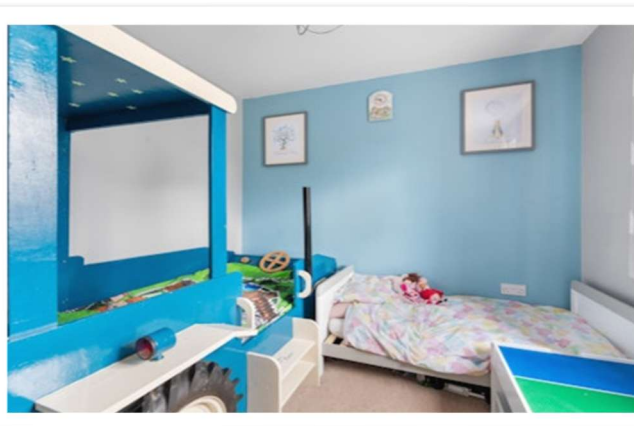
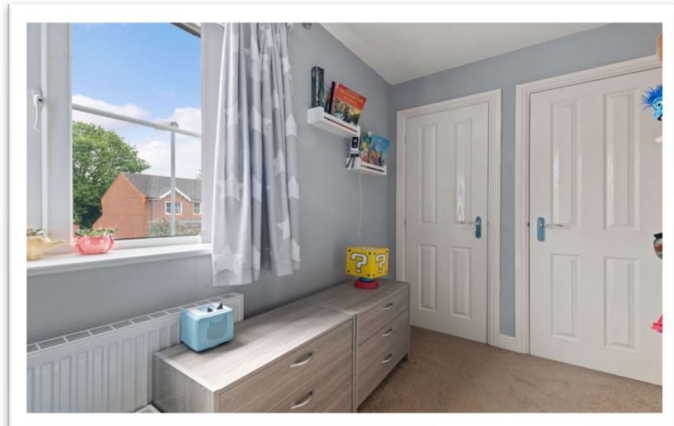
3.45m x 2.6m (11'4" x 8'6")

Having window to front elevation, radiator and two built-in cupboards.

### BATHROOM

1.98m x 1.92m (6'6" x 6'4")

Having window to side elevation, heated towel rail, vinyl flooring, half tiled walls and extractor. Fitted with a suite comprising: panelled bath with mixer shower fitting & anti-splash screen over, close coupled WC and hand basin.





### EXTERIOR

To the front of the property there is a gravelled garden. A driveway to the side provides off-road parking for two cars and there is gated access to the:

### REAR GARDEN

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

### SERVICES

The property has mains electricity, water and drainage connected. Heating is via an oil fired boiler serving radiators and the property is double glazed. The current council tax is band A.

### VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

### AGENT'S NOTES

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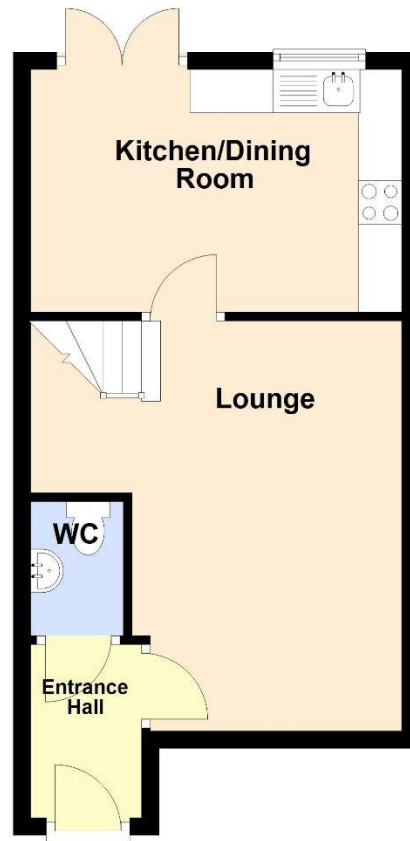
Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.



## Floorplan

### Ground Floor

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



### First Floor

Approx. 32.3 sq. metres (347.8 sq. feet)



Total area: approx. 66.2 sq. metres (712.7 sq. feet)



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