



20 Red Lion Street, Boston, PE21 6PZ



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Freehold

£99,950



Key Features

- Mid terrace house
- Three bedrooms
- Lounge & dining room
- Kitchen & lean-to conservatory
- Enclosed rear courtyard
- Gas central heating
- Double glazing
- EPC rating C





A mid-terrace house conveniently located within walking distance to Boston Town Centre and Central Park. Having accommodation comprising: entrance hall, lounge, dining room, kitchen, lean-to conservatory and bathroom to ground floor. Three bedrooms to first floor. Outside the property has an enclosed rear courtyard. The property benefits from gas central heating and double glazing.

ACCOMMODATION

Part glazed uPVC front entrance door with fanlight above through to the:

ENTRANCE HALL

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

LOUNGE

3.36m x 3.09m (11ft x 10.1ft)

Having window to front elevation, radiator, television aerial & telephone connection points and built-in cupboard.

DINING ROOM

4.04m x 3.88m (13.3ft x 12.7ft)

Having window to rear elevation, radiator, laminate flooring and understairs storage cupboard.

KITCHEN

2.67m x 2.39m (8.8ft x 7.8ft)

Having window & part glazed uPVC door to side elevation, radiator and tiled floor.

Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer inset to work surface with cupboard under. Work surface return with cupboard, drawer & appliance space under, cupboard over. Further work surface with space for electric cooker, cupboard, drawer & appliance space under, cupboards over. Further work surface with cupboards under, cupboards over.

LEAN-TO CONSERVATORY

2.83m x 1.56m (9.3ft x 5.1ft)

Having polycarbonate roof, part glazed uPVC door & windows to rear elevation, radiator and vinyl flooring.

REAR HALL

Having tiled floor and door to the:

BATHROOM

Having window to side elevation, radiator, extractor, tile effect flooring, tiled splashbacks, panelled bath, close coupled WC and hand basin.



FIRST FLOOR LANDING

BEDROOM ONE

4.04m x 3.35m (13.3ft x 11ft)

Having two windows to front elevation, coved ceiling, radiator and built-in cupboard.

BEDROOM TWO

4.04m x 3.9m (13.3ft x 12.8ft)

Having window to rear elevation, coved ceiling and radiator.

BEDROOM THREE

2.9m x 2.44m (9.5ft x 8ft)

Having window to rear elevation and radiator.



EXTERIOR

To the rear of the property there is an enclosed courtyard which is paved with a gate to the rear.

SERVICES

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

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

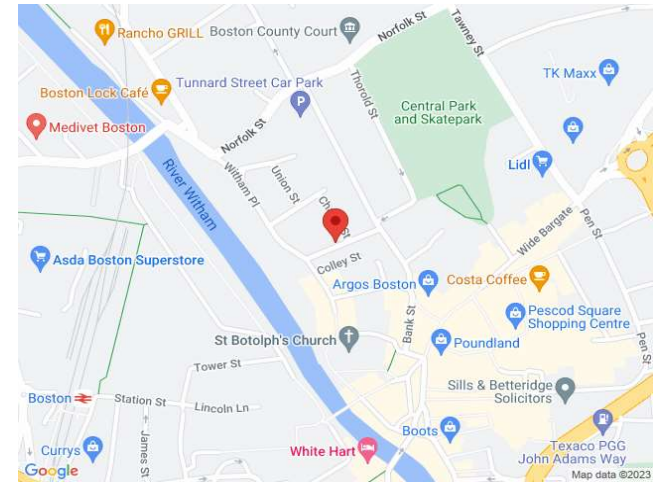
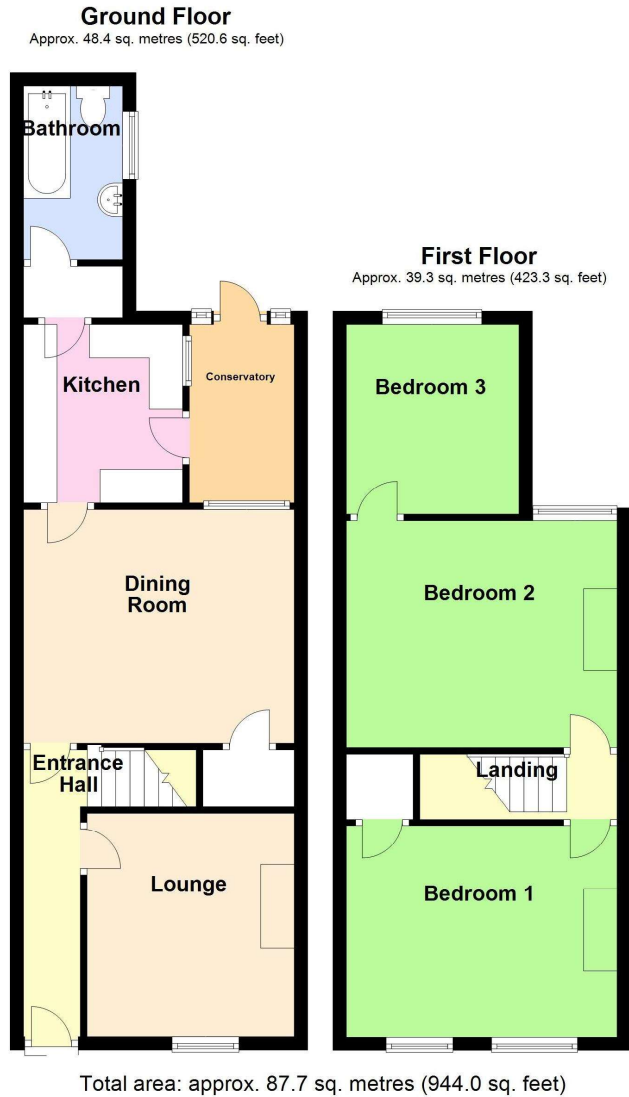
AGENT'S NOTES

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Floorplan



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