



 **NEWTON**
FALLOWELL

36 Wing Drive, Fishtoft – PE21 0NT
£210,000

36 Wing Drive

Fishtoft, Boston

Well presented detached house in a cul-de-sac location within a popular residential area on the outskirts of town. Having accommodation comprising: entrance hall, re-fitted cloakroom, dining kitchen and lounge to ground floor. Three bedrooms and re-fitted shower room to first floor. Outside the property has a low maintenance front garden, a driveway providing off-road parking, a garage and an attractive enclosed rear garden. The property benefits from gas central heating and double glazing. NO CHAIN

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





ACCOMMODATION

Part glazed front entrance door with canopy over through to the:

ENTRANCE HALL

Having window to side elevation, coved ceiling, radiator and staircase rising to first floor.

CLOAKROOM

Re-fitted in 2020 and having window to front elevation, coved ceiling, radiator, tiled floor, close coupled WC and hand basin.

DINING KITCHEN

10' 11" x 9' 4" (3.33m x 2.84m)

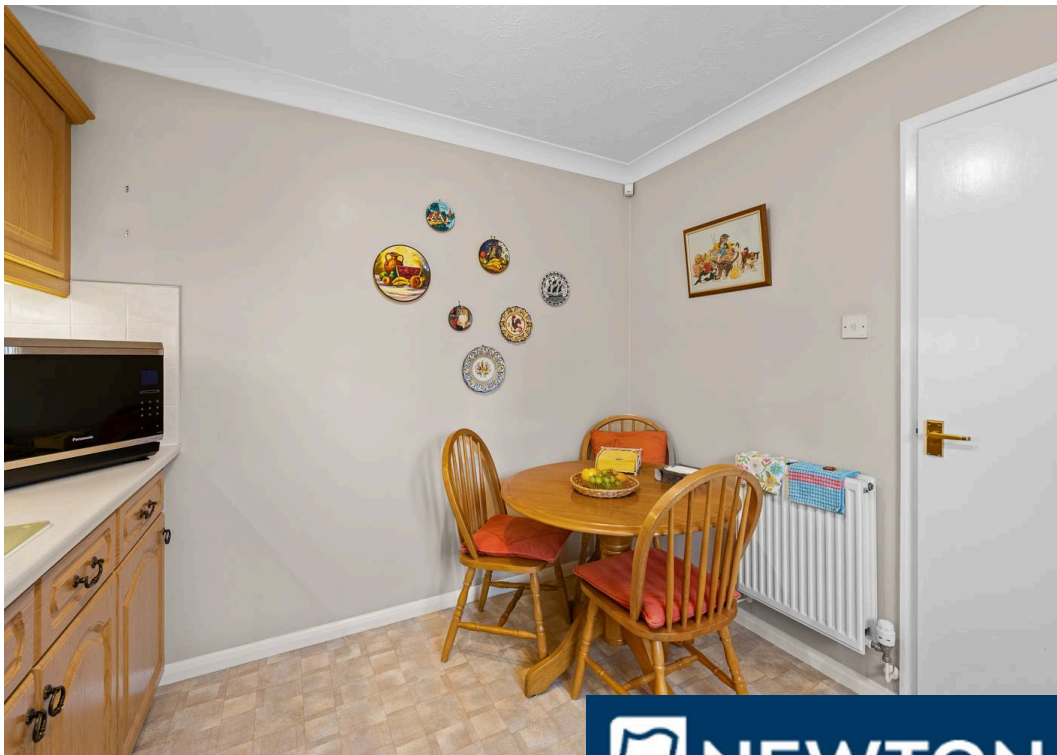
Having window to front elevation, coved ceiling, radiator and tile effect flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: composite sink with drainer & mixer tap inset to work surface, cupboard, space & plumbing for automatic washing machine and dishwasher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



LOUNGE

15' 11" x 12' 4" (4.85m x 3.75m)

Having window & french doors to rear elevation, coved ceiling, two radiators and understairs storage cupboard.



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FIRST FLOOR LANDING

Having coved ceiling, radiator, access to part boarded roof space with ladder and built-in airing cupboard with radiator and shelving.

BEDROOM ONE

13' 2" x 9' 4" (4.02m x 2.84m)

(max) Having window to rear elevation, coved ceiling and radiator.

BEDROOM TWO

12' 3" x 9' 6" (3.74m x 2.89m)

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

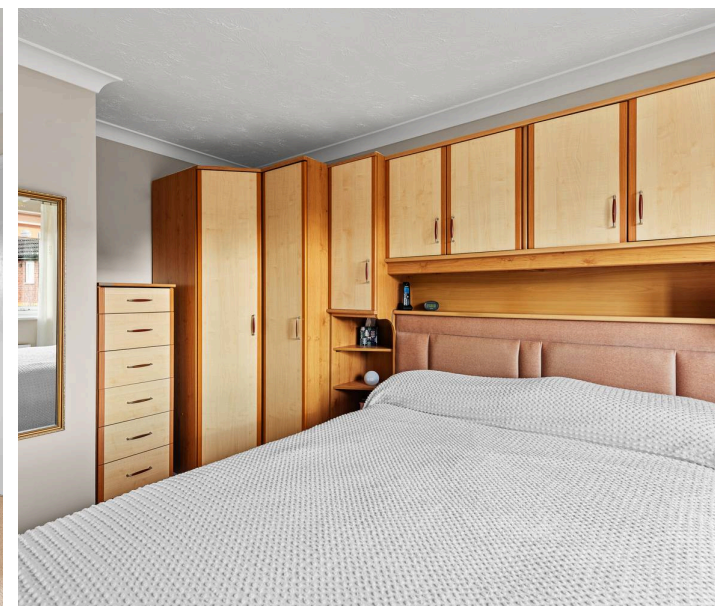
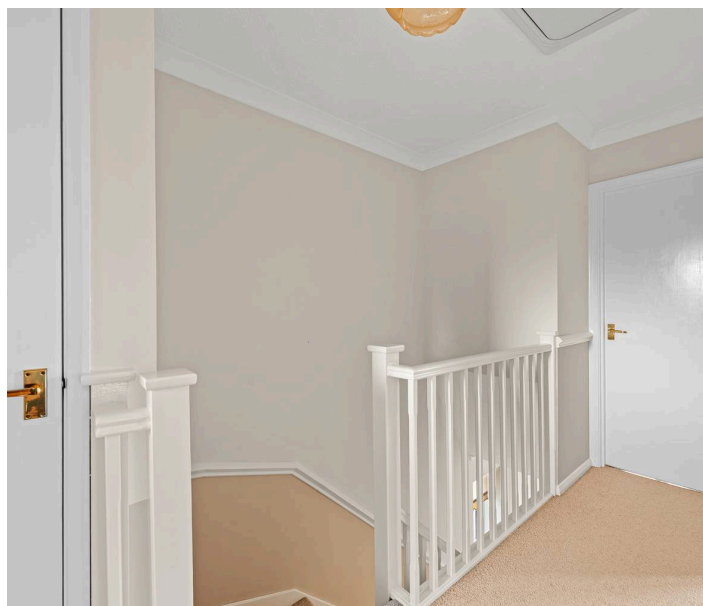
BEDROOM THREE

8' 4" x 6' 4" (2.55m x 1.94m)

Having window to front elevation, coved ceiling and radiator.

SHOWER ROOM

Having window to rear elevation, heated towel rail, inset ceiling spotlights & extractor, tiled walls and tiled floor. Re-fitted in 2020 with a suite comprising: walk-in shower enclosure with mixer shower fitting, hand basin inset to vanity unit with cupboard under and WC with concealed cistern.





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EXTERIOR

To the front of the property there is a low maintenance gravelled garden. A driveway provides off-road parking and leads to the:

GARAGE

18' 10" x 9' 11" (5.75m x 3.01m)

Having electric up-and over door, light, power and part glazed door to rear garden. Gated access to the:

REAR GARDEN

Being enclosed, having a paved & gravelled patio and a shaped lawn with well stocked borders.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler (new in January 2022) serving radiators and the property is double glazed. The current council tax is band B.

LOCAL AREA

Situated in Fishtoft, to the north of Boston, this property enjoys a location with access to local amenities and services. The surrounding area is characterised by a blend of residential and green spaces, offering a balanced environment for a variety of lifestyles. Residents benefit from convenient transport links to Boston and surrounding districts, supporting access to schools, shops and recreational facilities.



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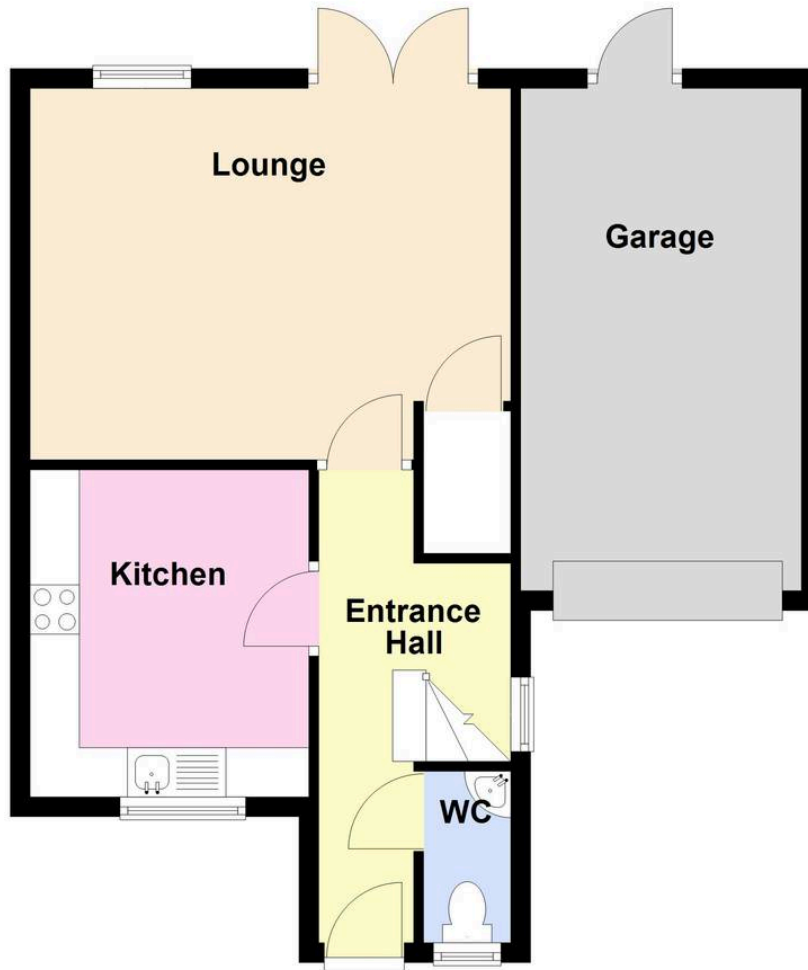
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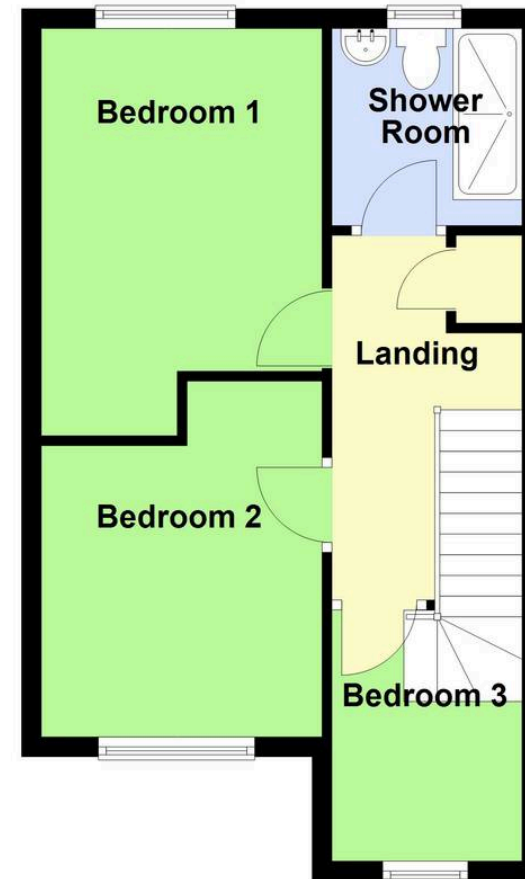
Ground Floor

Approx. 53.0 sq. metres (570.6 sq. feet)



First Floor

Approx. 37.6 sq. metres (405.2 sq. feet)



Total area: approx. 90.7 sq. metres (975.8 sq. feet)

Newton Fallowell Estate Agents

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