



11 Fishtoft Road

Boston

Situated on the outskirts of town, this attractive terraced house offers well-proportioned accommodation arranged over two floors. The ground floor comprises an inviting lounge, hall, separate dining room and recently re-fitted kitchen, while upstairs are two bedrooms and a bathroom. Outside, the property benefits from an enclosed rear courtyard with useful stores and WC. Further features include gas central heating and double glazing, with the boiler being only one year old.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





ACCOMMODATION

Part glazed front entrance door through to the:

LOUNGE

12' 0" x 10' 11" (3.66m x 3.32m)

Having window to front elevation, radiator, wall light points and brick-built fireplace with space for electric fire.

HALL

Having staircase rising to first floor.

DINING ROOM

12' 0" x 10' 11" (3.66m x 3.32m)

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



KITCHEN

11' 5" x 7' 3" (3.47m x 2.22m)

Having window & part glazed door to side elevation, radiator and tile effect flooring. Recently re-fitted and only one year old, with a range of base & wall units with work surfaces comprising: ceramic sink with drainer & mixer tap inset to work surface, cupboards, space & plumbing for automatic washing machine under. Further work surface with space for electric cooker, cupboards, drawer & space for fridge under, cupboards & extractor over.



NEWTON FALLOWELL



FIRST FLOOR LANDING

BEDROOM ONE

12' 0" x 10' 11" (3.67m x 3.32m)

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

BEDROOM TWO

10' 11" x 9' 0" (3.33m x 2.75m)

Having window to rear elevation and radiator.

BATHROOM

11' 0" x 7' 7" (3.36m x 2.30m)

Having window to rear elevation, radiator, tile effect flooring, tiled splashbacks, extractor, panelled bath with shower attachment & anti-splash screen over, close coupled WC and pedestal hand basin.



EXTERIOR

To the rear of the property there is an enclosed courtyard with a brick-built store and outside WC.

STORE

7' 11" x 5' 7" (2.41m x 1.69m)

Attached to the house and brick-built with a window to side, light, power, sink and space for a tumble dryer.

SERVICES

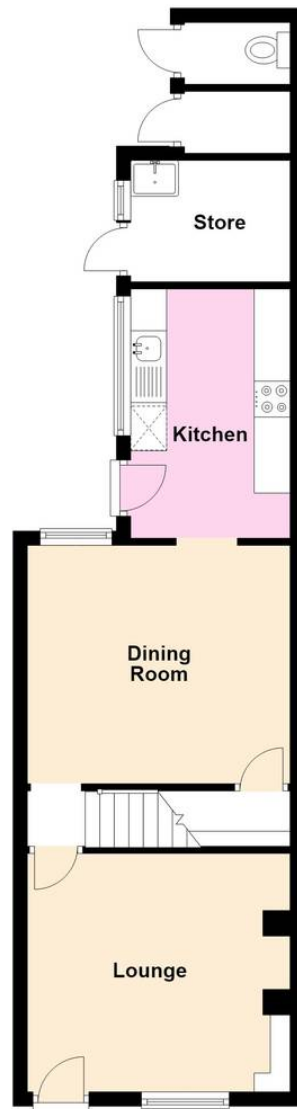
The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler (only one year old) serving radiators and the property is double glazed. The current council tax is band A. We are advised that the front door is only one year old.

LIFETIME LEGAL

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Ground Floor
Approx. 42.9 sq. metres (461.7 sq. feet)



First Floor
Approx. 35.7 sq. metres (384.6 sq. feet)



Total area: approx. 78.6 sq. metres (846.3 sq. feet)

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