



15 Heron Way

Boston

A semi-detached house on the outskirts of town ideal for first time buyers. Having well presented accommodation comprising: entrance hall, lounge, fitted kitchen and cloakroom to ground floor. Two bedrooms and bathroom to first floor. Outside the property has a driveway providing off-road parking for two cars to the front and there is an enclosed garden to the rear. The property benefits from gas central heating and double glazing. NO CHAIN

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:





ACCOMMODATION

Part glazed front entrance door through to the:

ENTRANCE HALL

Having radiator and staircase rising to first floor.

LOUNGE

16' 4" x 14' 10" (4.99m x 4.53m)

(max) Having windows to front & side elevations, radiator and wood effect flooring.

KITCHEN

11' 3" x 9' 5" (3.43m x 2.86m)

Having window & part glazed door to rear elevation, radiator, wood effect flooring and built-in cupboard. Fitted with a range of base & wall units with work surfaces & upstands comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards, space & plumbing for automatic washing machine under. Work surface return with inset gas hob, integrated electric oven & cupboards under, cupboards, stainless steel cooker hood and cupboard housing gas fired boiler providing for both domestic hot water & heating over. Further work surface return with drawers under, cupboards over, tall unit & space for upright fridge/freezer to side.

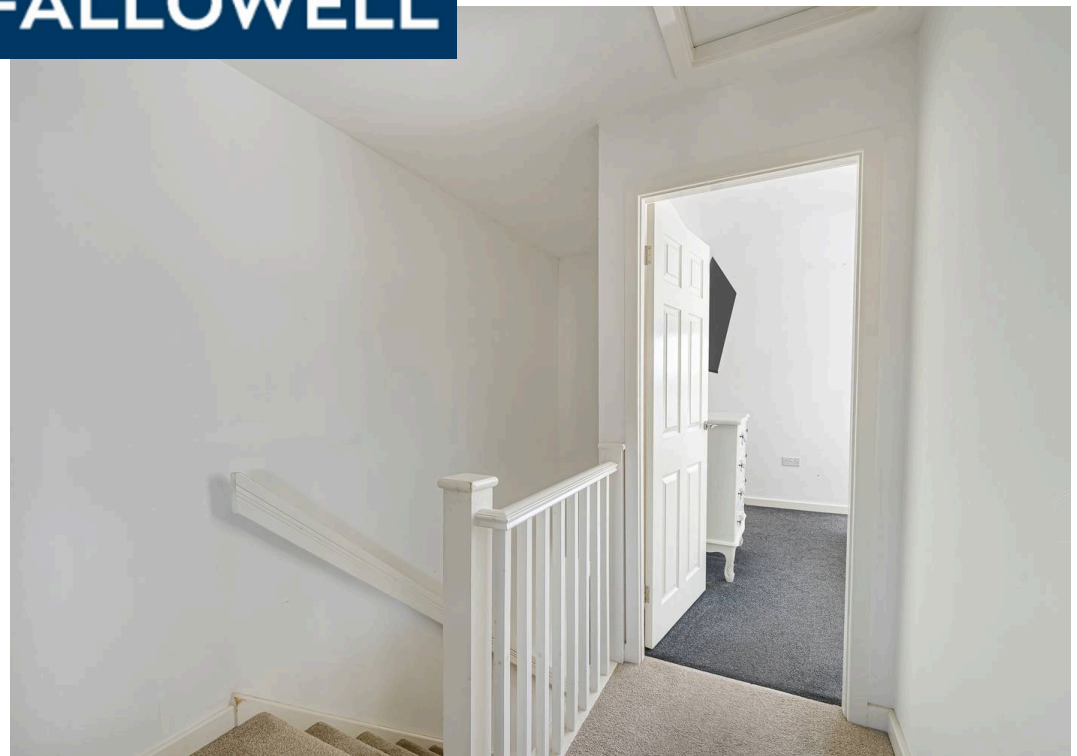
CLOAKROOM

Having window to rear elevation, radiator, wood effect flooring and close coupled WC.





 **NEWTON FALLOWELL**



FIRST FLOOR LANDING

Having built-in cupboard and access to roof space.

BEDROOM ONE

14' 11" x 9' 10" (4.54m x 2.99m)

(max) Having window to front elevation and radiator.

BEDROOM TWO

15' 11" x 7' 8" (4.84m x 2.34m)

Having windows to side & rear elevations, radiator and wood effect flooring.

BATHROOM

6' 10" x 6' 4" (2.08m x 1.92m)

Having window to rear elevation, radiator, tiled splashbacks, panelled bath with mixer shower fitting & anti-splash screen over, close coupled WC and pedestal hand basin.





EXTERIOR

To the front of the property there is a small garden and a driveway providing off-road parking for two cars. Gated access to the:

REAR GARDEN

Being enclosed and laid to lawn with a paved patio area and a decked patio area to the far rear.

SERVICES

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

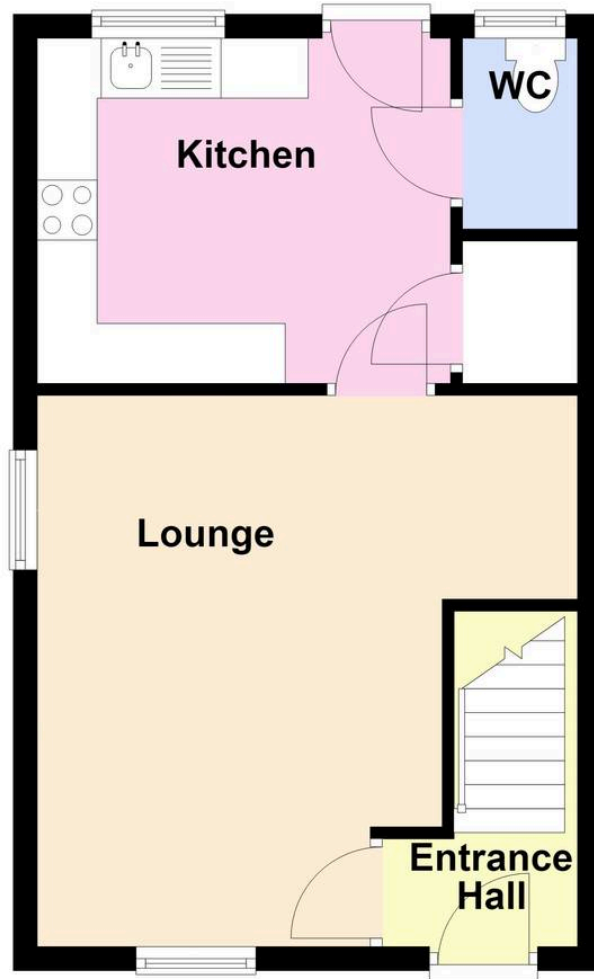
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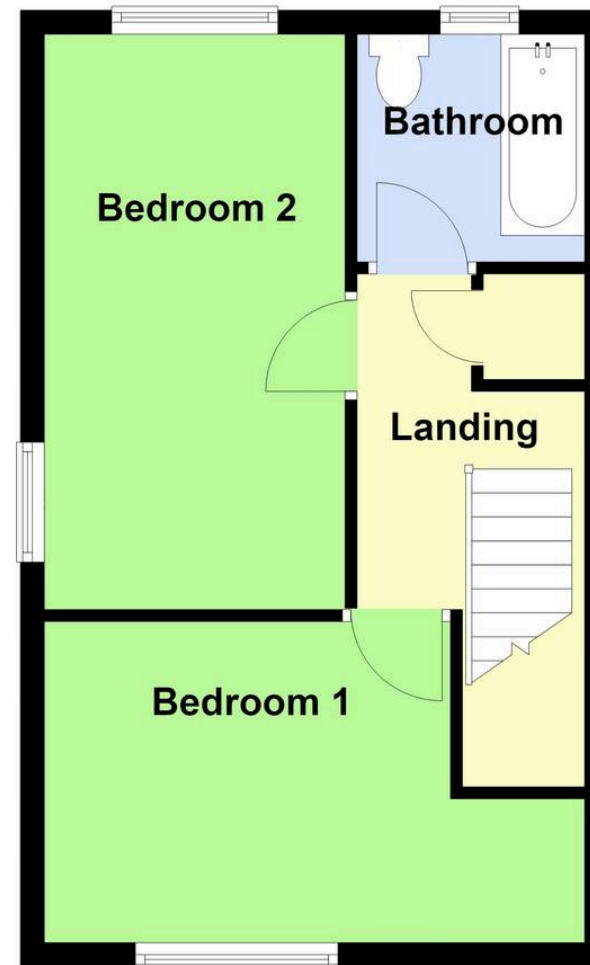
Ground Floor

Approx. 34.2 sq. metres (367.9 sq. feet)



First Floor

Approx. 34.2 sq. metres (367.9 sq. feet)



 **NEWTON FALLOWELL**

Total area: approx. 68.4 sq. metres (735.8 sq. feet)

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