NEWTON FALLOWELL

23 Parsons Drive, Boston - PE21 9JE

£170,000

23 Parsons Drive

Boston

Situated on the outskirts of town and within easy walking distance of the popular Witham Way Country Park, this three-bedroom semi-detached home is an excellent opportunity for first-time buyers, families or investors alike. Offered for sale with no onward chain, the property provides well-proportioned accommodation and plenty of potential to make it your own.

The accommodation comprises an entrance hall, comfortable lounge, separate dining room, conservatory overlooking the garden and a fitted kitchen. Upstairs are three bedrooms and a family bathroom.

Outside, the property benefits from a driveway providing off-road parking, a garage and an enclosed rear garden offering a private space to relax or entertain. Further benefits include gas central heating and double glazing throughout.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

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

ENTRANCE HALL
Having staircase rising to first floor.

LOUNGE
13' 2" x 12' 6" (4.02m x 3.81m)
Having box bay window to front elevation, coved ceiling, radiator, laminate flooring and fireplace with marble back & hearth, inset electric fire and wooden surround. Arched small pane glazed double doors through to the:

DINING ROOM
9' 1" x 7' 8" (2.77m x 2.33m)
Having coved ceiling, laminate flooring, understairs storage cupboard and sliding patio doors through to the:

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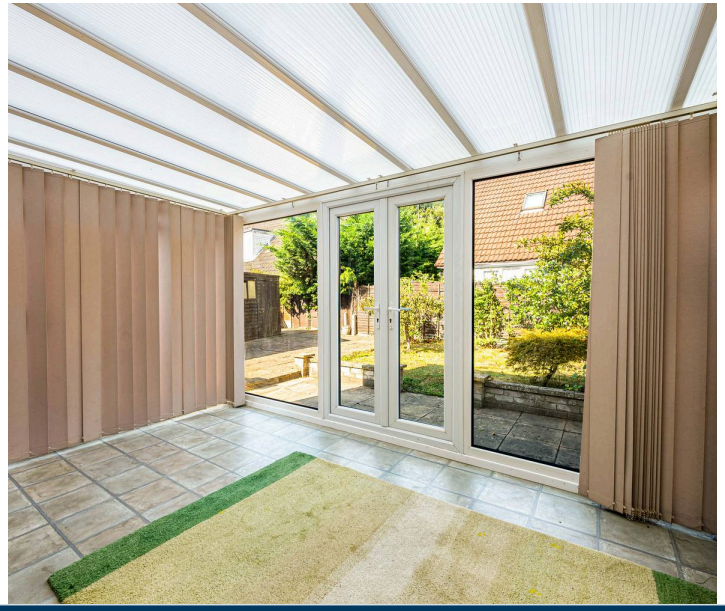
CONSERVATORY
12' 9" x 9' 2" (3.89m x 2.80m)
Of sealed unit double glazed uPVC frame construction with polycarbonate roof. Having french doors to rear elevation & garden and tile effect vinyl flooring.

KITCHEN
9' 5" x 7' 9" (2.87m x 2.35m)
Having window to rear elevation overlooking the conservatory, coved ceiling and tiled floor. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl composite sink with drainer & mixer tap inset to work surface, integrated dishwasher, cupboards, drawer, space & plumbing for automatic washing machine under, cupboards, open-ended shelving and gas fired boiler providing for both domestic hot water & heating over. Further work surface with inset electric hob, integrated electric oven, cupboards, drawers & appliance space under, cupboards & concealed extractor over.



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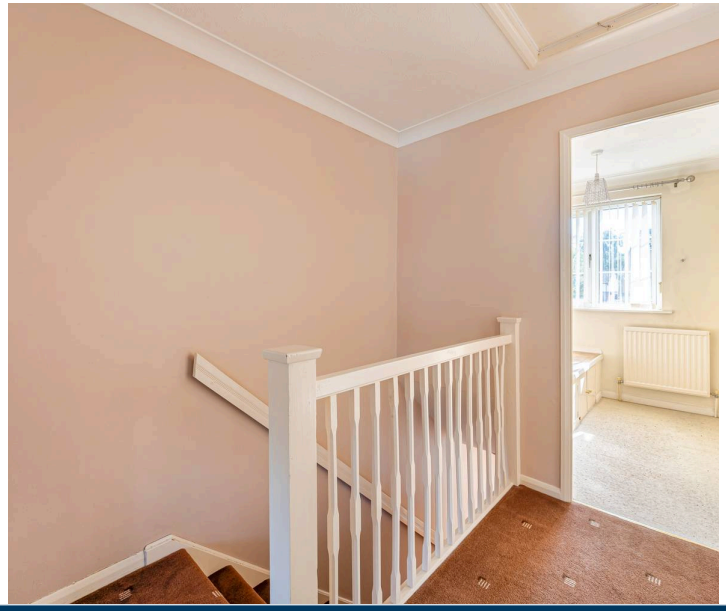

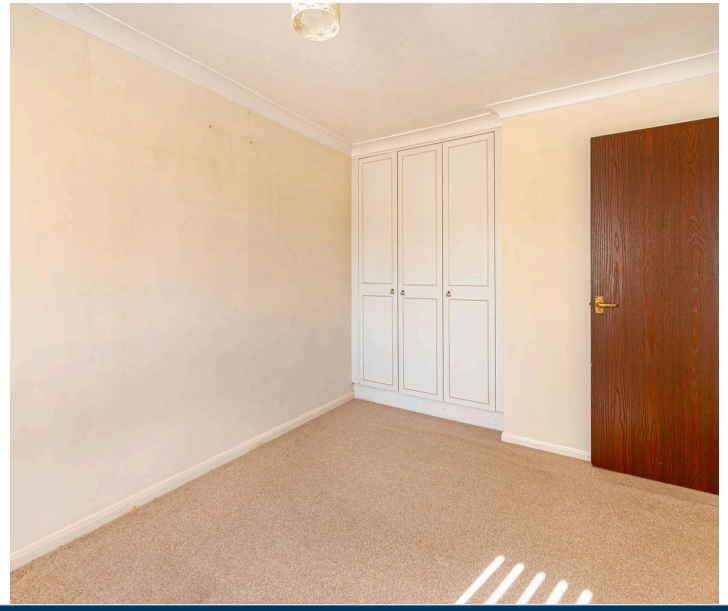

FIRST FLOOR LANDING
Having coved ceiling, built-in airing cupboard and access to roof space.

BEDROOM ONE
11' 1" x 8' 9" (3.39m x 2.66m)
Having window to front elevation, coved ceiling, radiator and built-in wardrobe.

BEDROOM TWO
9' 11" x 9' 7" (3.03m x 2.91m)
Having window to rear elevation, coved ceiling, radiator and built-in cupboard.

BEDROOM THREE
7' 7" x 6' 7" (2.31m x 2.01m)
Having window to front elevation, coved ceiling and radiator.

BATHROOM
6' 5" x 5' 10" (1.95m x 1.77m)
Having window to rear elevation, radiator, tiled walls, wood effect flooring, panelled bath with shower fitting & anti-splash screen over, close coupled WC and pedestal hand basin.

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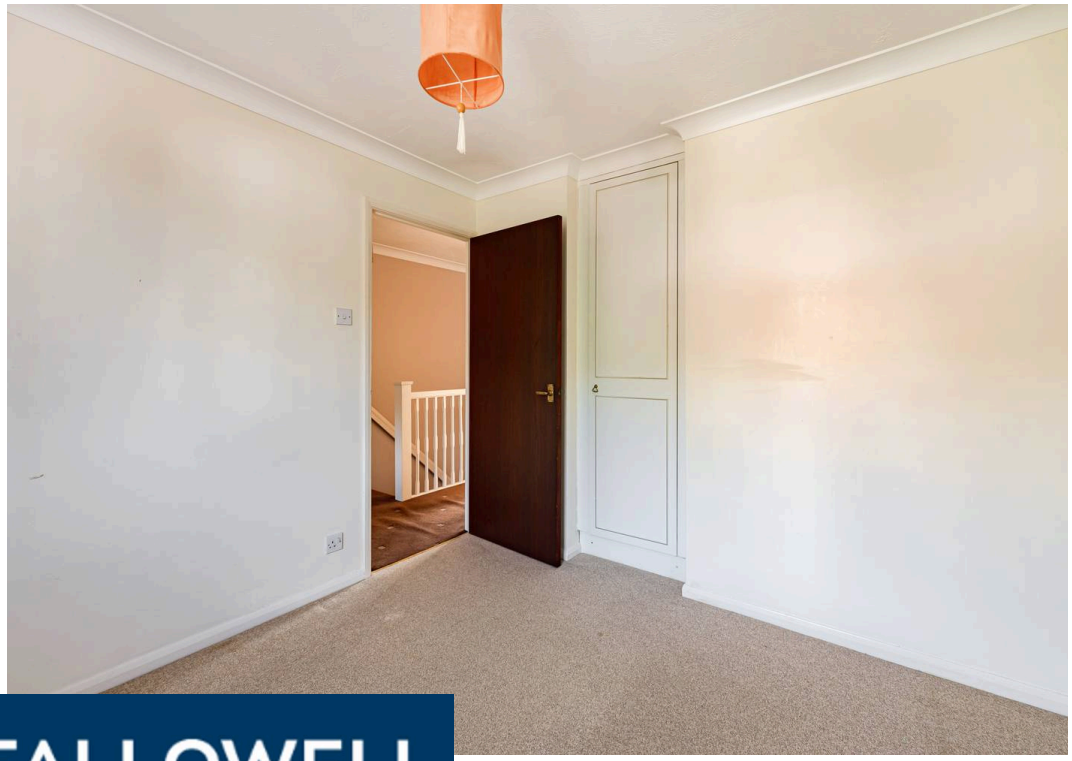

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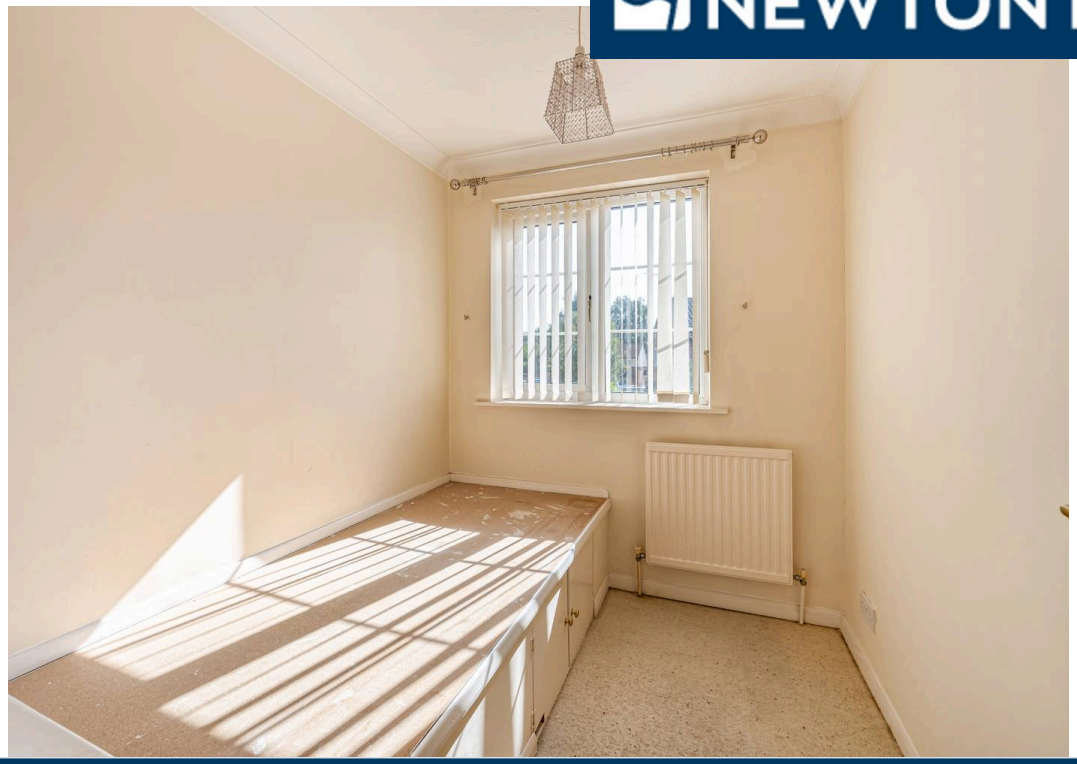

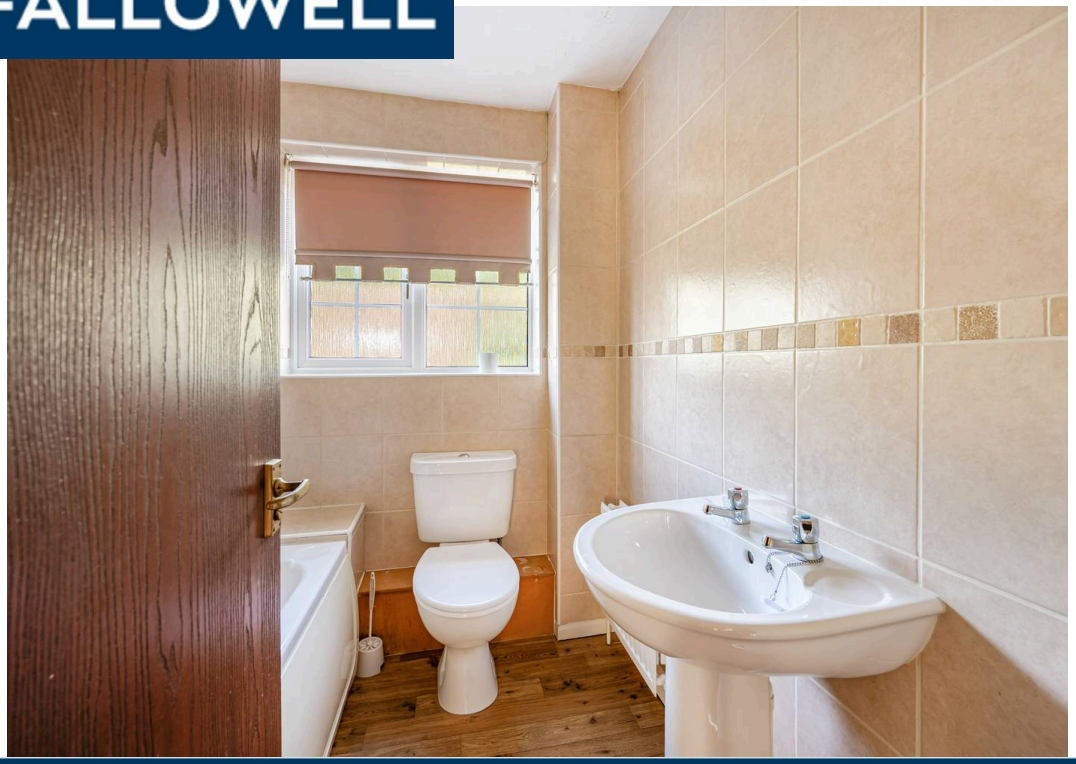

EXTERIOR
To the front of the property there is a low maintenance gravelled garden. A driveway provides off-road parking and extends down the side of the property to the:

DETACHED GARAGE
17' 7" x 9' 2" (5.35m x 2.79m)
Of brick & tile construction with up-and-over door, light and power.

REAR GARDEN
Being enclosed and having a paved patio leading to a lawned garden with borders and a garden shed.

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 B.

LIFETIME LEGAL
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £72 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

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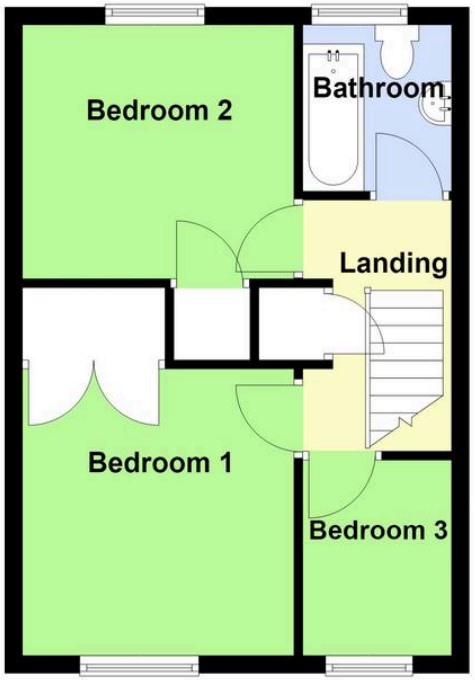
Ground Floor

Approx. 48.6 sq. metres (522.9 sq. feet)

First Floor

Approx. 35.6 sq. metres (382.8 sq. feet)



Total area: approx. 84.1 sq. metres (905.7 sq. feet)

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