



£169,950

78 Meridian Road, Boston, Lincolnshire, PE21 0LZ

NEWTONFALLOWELL 

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Boston, Lincolnshire, PE21 0LZ
£169,950

ACCOMMODATION

Sealed unit double glazed uPVC french doors through to the:

ENTRANCE PORCH

Having sealed unit double glazed uPVC window to side elevation, coved ceiling and sliding patio doors through to the:

ENTRANCE HALL

Having coved & textured ceiling, radiator, laminate flooring, access to roof space and smoke alarm.

LOUNGE

15'7" x 13'6" (4.75m x 4.11m)

Having sealed unit double glazed uPVC window to front elevation, further sealed unit double glazed uPVC windows to both side elevations, coved & textured ceiling, radiator, television aerial connection point and telephone connection point.

A deceptively spacious semi-detached bungalow on the outskirts of town. Having accommodation comprising: entrance porch, entrance hall, lounge, fitted kitchen, sun/utility room, dining room, further hall, master bedroom with en-suite, two further bedrooms and family bathroom. Outside the property has a driveway providing off-road parking, a car port, a garage and an enclosed rear garden. The property benefits from gas central heating and double glazing.



NEWTON FALLOWELL 

KITCHEN

10'10" x 10'1" (3.30m x 3.07m)

Having internal window to rear elevation overlooking the sun/utility room, radiator and tile effect vinyl flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards under. Work surface return with cupboard, drawers & integrated dishwasher under, cupboards & wine rack over. Tall unit housing integrated electric double oven with cupboards under & over and space for upright fridge freezer to one side. Further work surface with inset gas hob, cupboards & drawers under, cupboards & cooker hood over. Sealed unit double glazed uPVC sliding patio doors through to the:

SUN/UTILITY ROOM

11'0" x 7'3" (3.35m x 2.21m)

Having sealed unit double glazed uPVC window & french doors to rear elevation & garden, internal window to side elevation, radiator, quarry tiled floor, work surface with space & plumbing for automatic washing machine and tumble dryer under.

DINING ROOM

9'6" x 7'11" (2.90m x 2.41m)

Having sealed unit double glazed uPVC window & part glazed uPVC door to rear elevation and garden, coved ceiling, radiator and laminate flooring.



BEDROOM TWO

12'8" x 7'2" (3.86m x 2.18m)

Having sealed unit double glazed uPVC window to rear elevation, coved ceiling, radiator and built-in wardrobes with overhead lockers.



MASTER BEDROOM

17'8" x 11'8" (5.38m x 3.56m)

Having sealed unit double glazed uPVC window to rear elevation, coved ceiling, radiator and built-in cupboard.

EN-SUITE

Having sealed unit double glazed uPVC window to rear elevation, coved ceiling, radiator, fully tiled shower enclosure with electric shower fitting, WC with concealed cistern and wash hand basin inset to vanity unit with cupboard under.



BEDROOM THREE

10'0" x 8'6" (3.05m x 2.59m)

Having sealed unit double glazed uPVC box bay window to front elevation, coved ceiling, radiator and built-in cupboard.



FAMILY BATHROOM

Having coved ceiling, heated towel rail, vinyl flooring, tiled splashbacks, shaver point and airing cupboard housing gas fired combination boiler providing for both domestic hot water & heating with shelving. Fitted with a suite comprising: panelled bath with shower fitting & anti-splash screen over, low level WC and wash hand basin inset to vanity unit with cupboard under.



FURTHER FRONT ENTRANCE PORCH

Having part glazed door to front elevation and ceramic tiled floor. Part glazed door with window to side through to the:

FURTHER HALL

Having laminate flooring, built-in cupboard, door to garage and further door to the dining room.




NEWTON
FALLOWELL



EXTERIOR

To the front of the property there is a block paved driveway with small shaped lawn to side which provides off-road parking. The driveway leads to a car port and to the:

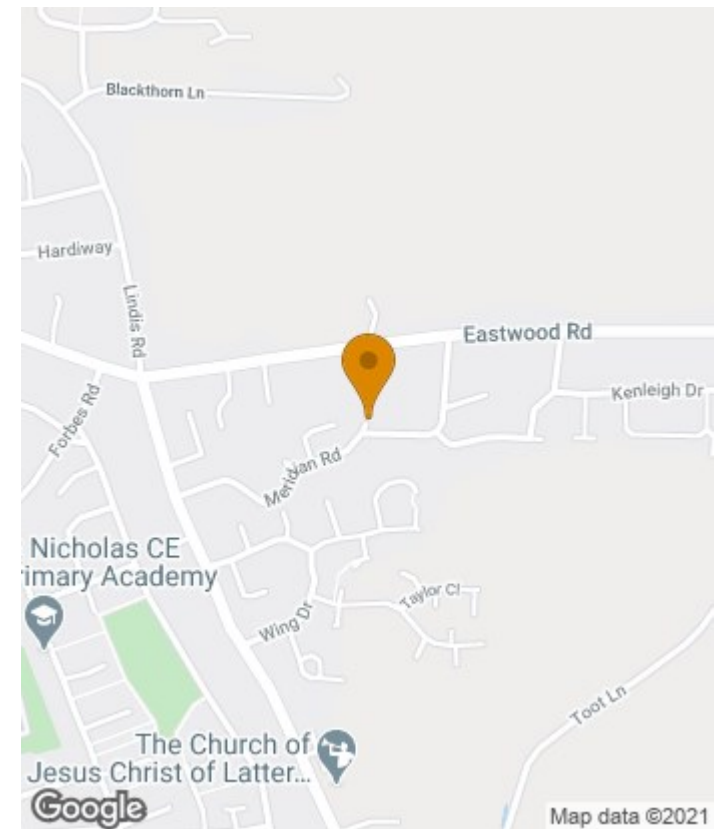
GARAGE

21'5" x 9'8" (6.53m x 2.95m)

Having up-and-over door, light & power.

REAR GARDEN

Being fully enclosed by timber fencing and having lawned area, paved patio area, raised planters, bark chipped play area and garden shed.



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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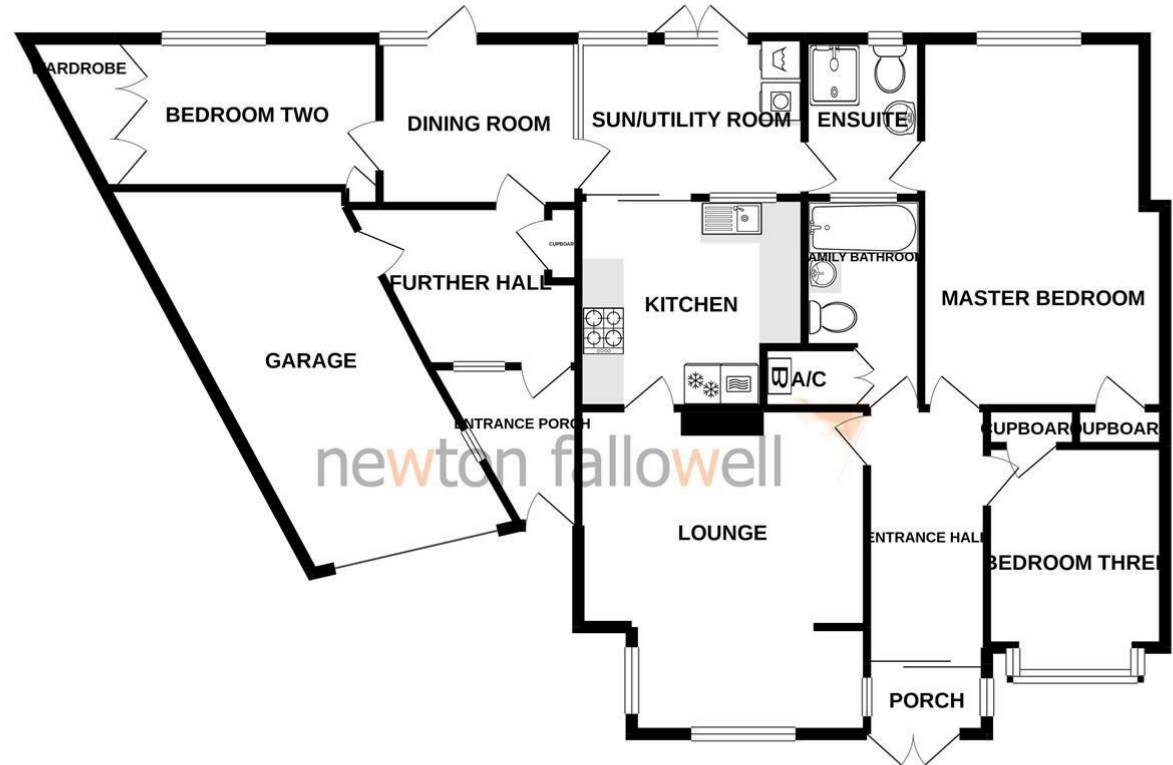
For more information please call in the office or telephone 01205 353100.



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GROUND FLOOR 1367 sq.ft. (127.0 sq.m.) approx.



TOTAL FLOOR AREA : 1367 sq.ft. (127.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC