



£179,950

5 Eton Way, Boston, Lincolnshire, PE21 7BF

NEWTONFALLOWELL 

Eton Way,
Boston, Lincolnshire, PE21 7BF
£179,950 Freehold

ACCOMMODATION

Part glazed uPVC front entrance door through to the:

DINING KITCHEN

16'10" x 12'6" (max) (5.13m x 3.81m (max))

Having sealed unit double glazed uPVC window to front elevation, coved ceiling with inset ceiling spotlights, radiator, built-in cupboard and vinyl flooring. Fitted with a range of base & wall units with work surfaces & upstands comprising: ceramic sink with drainer & mixer tap and gas hob inset to work surface, integrated electric oven, cupboards, drawers & space for dishwasher under, cupboards & stainless steel cooker hood over. Further work surface with cupboards under, cupboards over, space for upright fridge/freezer.

A modern semi-detached house on the outskirts of town. Having well presented accommodation comprising: dining kitchen, utility/cloakroom, inner hall and lounge to ground floor. Three bedrooms and four piece bathroom to first floor. Outside the property has an enclosed rear garden and there are 2 garages* located in a block to the rear, each with a parking space and a further gravelled parking space. The property benefits from gas central heating and double glazing.



NEWTON FALLOWELL 

UTILITY/CLOAKROOM

Having coved ceiling, radiator, vinyl flooring, work surface with space & plumbing for automatic washing machine under, close coupled WC and wall mounted hand basin with tiled splashback.

INNER HALLWAY

Having built-in cupboard and staircase rising to first floor.

LOUNGE

16'10" x 10'6" (5.13m x 3.20m)

Having sealed unit double glazed uPVC window & door to rear elevation, coved ceiling, television aerial connection point and laminate flooring.



FIRST FLOOR LANDING

Having covered ceiling and access to roof space.

BEDROOM ONE

12'6" x 9'5" (3.81m x 2.87m)

(door recess in addition) Having sealed unit double glazed uPVC window to front elevation, covered ceiling and radiator.

BEDROOM TWO

10'9" x 7'11" (3.28m x 2.41m)

(door recess in addition) Having sealed unit double glazed uPVC window to rear elevation, covered ceiling and radiator.

BEDROOM THREE

8'5" x 6'9" (2.57m x 2.06m)

Having sealed unit double glazed uPVC window to rear elevation, covered ceiling and radiator.

BATHROOM

Having sealed unit double glazed uPVC window to front elevation, covered ceiling, radiator, vinyl flooring and extractor fan. Fitted with a suite comprising: shower enclosure with mixer shower fitting, panelled bath with tiled splashback, close coupled WC and pedestal wash hand basin with tiled splashback.





EXTERIOR

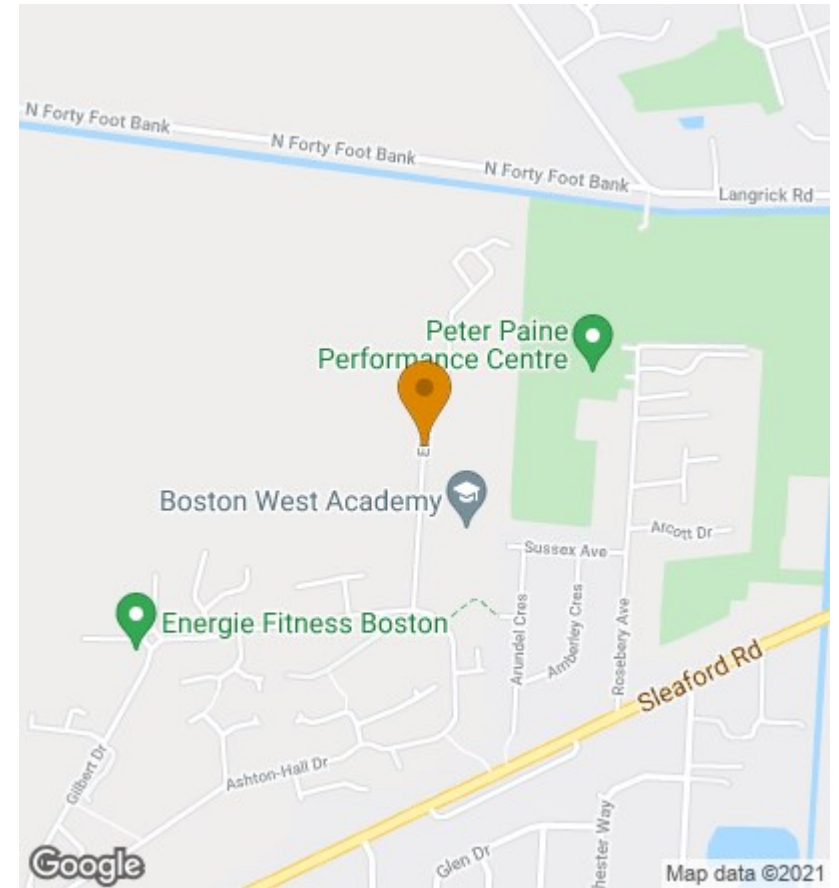
A paved footpath leads to steps up the the front entrance door. Gated access leads to the:

REAR GARDEN

Being enclosed by brick walls & timber fencing. Having shaped lawn and paved patio.

2 x SINGLE GARAGES

Located in a block to the rear with up-and-over door and parking space to front. *The garages are leasehold with a ground rent of £60 per garage per annum with garage insurance payable at £38.56 per garage per annum.



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 B. We are advised that there is a management charge of £10 pcm (£120 pa).

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

AGENT'S NOTES

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of £300 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £200 if you use their services.

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

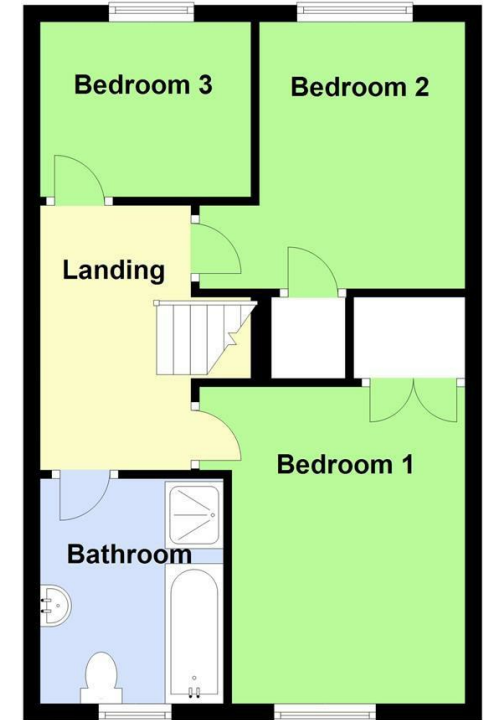
Ground Floor

Approx. 41.7 sq. metres (448.8 sq. feet)



First Floor

Approx. 41.2 sq. metres (443.8 sq. feet)



Total area: approx. 82.9 sq. metres (892.6 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		81	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	