



53 Carlton Road, Boston, PE21 8PA

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Freehold

Offers in excess of £200,000



## Key Features

- Recently renovated detached house
- Four bedrooms
- Lounge, study & snug
- Fitted kitchen
- Off-road parking to front
- Good size enclosed rear garden
- NO CHAIN
- EPC rating C





A recently renovated detached house on the outskirts of town finished to a high standard and ready to move into. Having accommodation comprising: entrance hall, lounge, kitchen, study, snug and shower room to ground floor. Four bedrooms and bathroom to first floor. Outside the property has off-road parking to the front and a good size enclosed garden to the rear. The property benefits from gas central heating and double glazing. NO CHAIN

#### ACCOMMODATION

Part glazed side entrance door with window to side through to the:

#### ENTRANCE HALL

Having radiator, understairs storage cupboard and staircase rising to first floor.

#### LOUNGE

4.49m x 3.34m (14'8" x 11'0")

Having window to front elevation and radiator. Opening to the:

#### KITCHEN

4.44m x 2.27m (14'7" x 7'5")

Having window to front elevation, inset ceiling spotlights and wood effect flooring. Fitted with a range of base & wall units with wood block work surfaces & upstands comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboard, space & plumbing for automatic washing machine under. Work surface return with inset electric hob, integrated electric oven, cupboards & drawers under, cupboards & stainless steel extractor over, cupboard to side housing gas fired combination boiler providing for both domestic hot water & heating.

#### STUDY

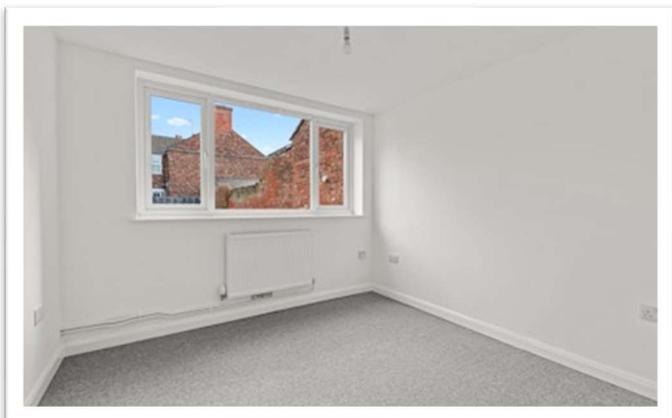
3.02m x 2.76m (9'11" x 9'1")

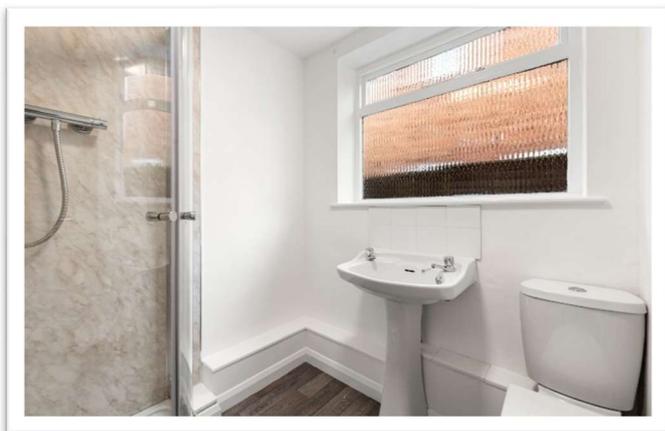
Having window to rear elevation and radiator.

#### SNUG

3.01m x 2.9m (9'11" x 9'6")

Having window to rear elevation and radiator.





#### SHOWER ROOM

Having window to side elevation, radiator, wood effect flooring, shower enclosure with shower fitting, close coupled WC and pedestal hand basin.



#### FIRST FLOOR LANDING

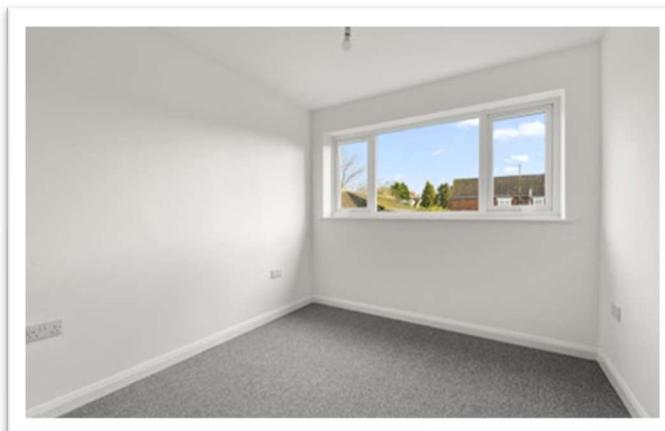
Having radiator, access to roof space and built-in cupboard.



#### BEDROOM ONE

4.09m x 3.02m (13'5" x 9'11")

Having window to rear elevation and radiator.



#### BEDROOM TWO

3.62m x 3.35m (11'11" x 11'0")

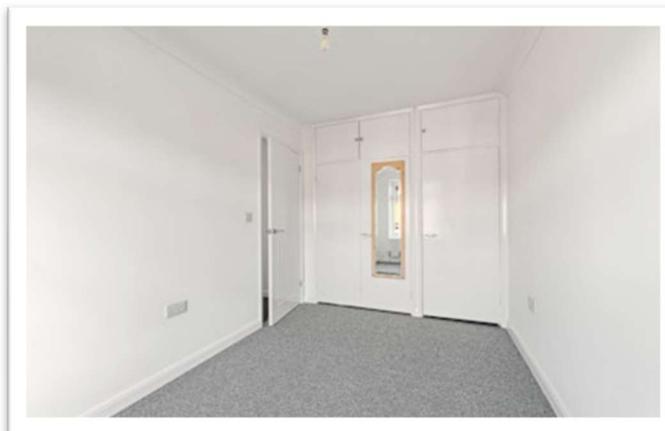
(max) Having window to front elevation and radiator.



#### BEDROOM THREE

3.04m x 2.76m (10'0" x 9'1")

Having window to rear elevation and radiator.



#### BEDROOM FOUR

3.61m x 2.4m (11'10" x 7'11")

Having window to front elevation, coved ceiling, radiator and built-in cupboards.

#### BATHROOM

Having window to side elevation, heated towel rail, wood effect flooring, tiled splashbacks, extractor, shaped bath with mixer shower fitting & anti-splash screen over, close coupled WC and hand basin inset to vanity unit with cupboard under.



#### EXTERIOR

To the front of the property there is ample off-road parking. Gated access to the:

#### REAR GARDEN

Being enclosed and laid to lawn with a paved patio.

#### 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.

#### VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.



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lifetime legal

### AGENT'S NOTES

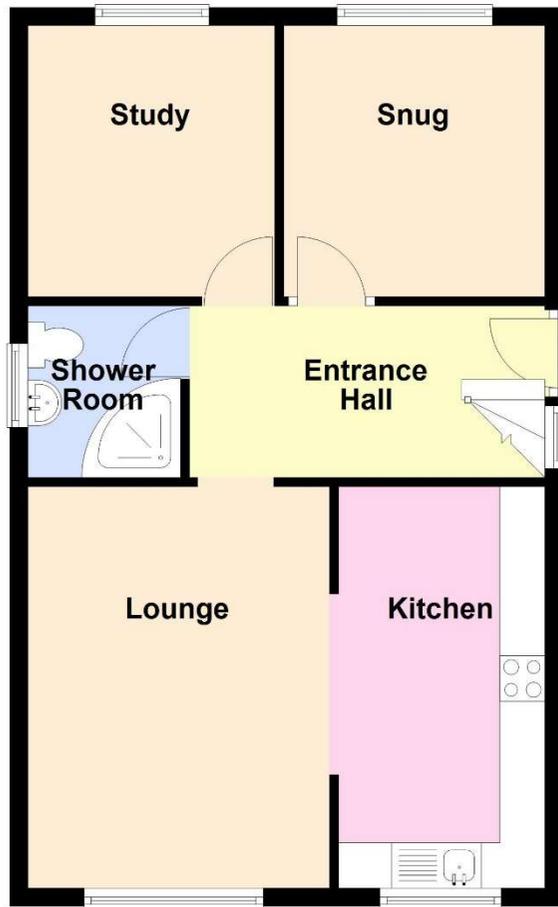
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# Floorplan

## Ground Floor

Approx. 55.0 sq. metres (591.5 sq. feet)



## First Floor

Approx. 55.0 sq. metres (591.5 sq. feet)



Total area: approx. 109.9 sq. metres (1183.0 sq. feet)



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