



£200,000

24 Sandringham Gardens, Fishtoft, Boston, Lincolnshire, PE21 9QA

NEWTONFALLOWELL 

Sandringham Gardens, Fishtoft
Boston, Lincolnshire, PE21 9QA
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ACCOMMODATION

Part glazed uPVC side entrance door with canopy over through to the:

ENTRANCE HALL

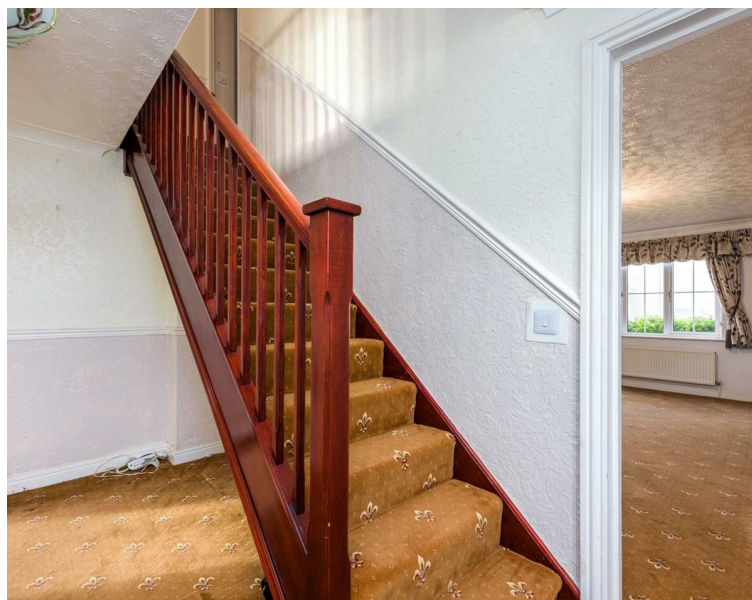
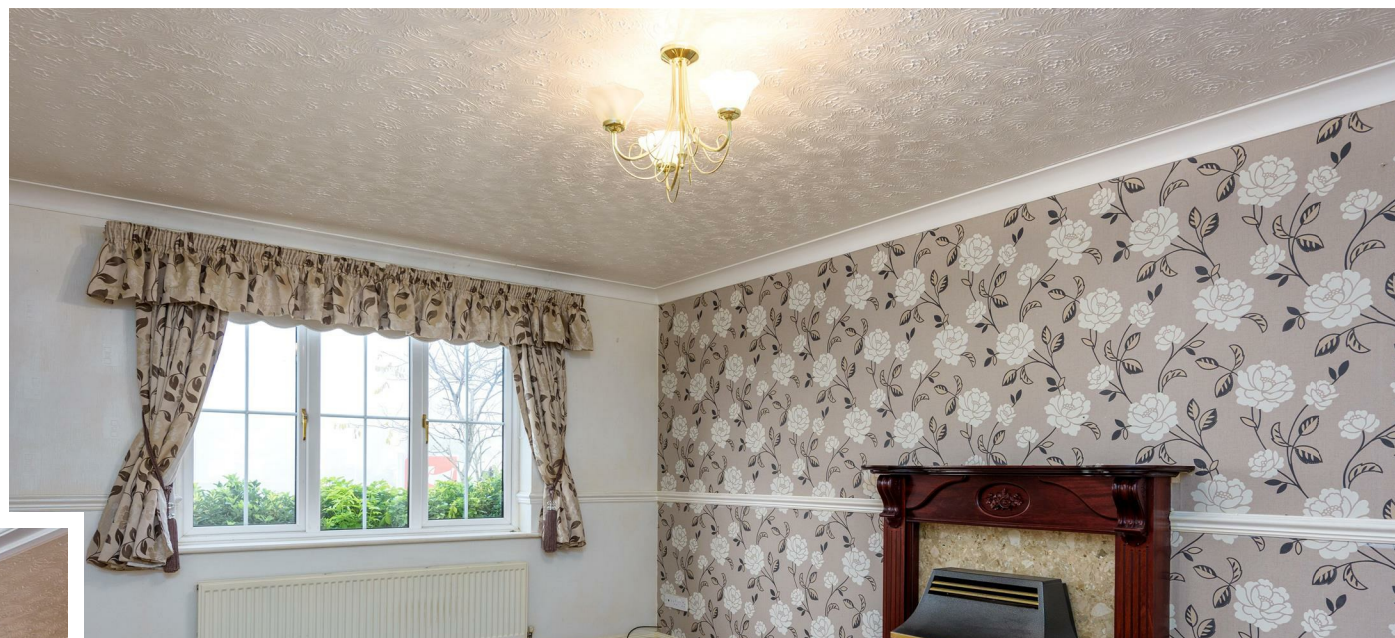
Having sealed unit double glazed uPVC window to front elevation, coved & textured ceiling, radiator, dado rail and staircase rising to first floor.

LOUNGE

16'10" x 11'4" (5.13m x 3.45m)

Having sealed unit double glazed uPVC window to front elevation, coved & textured ceiling, radiator, dado rail, television aerial connection point, telephone connection point and fireplace with marble back & hearth, inset gas fire and wooden surround.

A detached house on a corner plot in a popular residential area convenient for Boston High School and the Pilgrim Hospital. Having accommodation comprising: entrance hall, lounge, dining room, conservatory, kitchen, utility room and cloakroom to ground floor. Master bedroom with en-suite, three further bedrooms and family bathroom to first floor. Outside the property has a driveway providing off-road parking, a garage and an enclosed rear garden. The property benefits from gas central heating and double glazing. NO CHAIN



NEWTONFALLOWELL 

DINING ROOM

9'7" x 8'9" (2.92m x 2.67m)

Having coved & textured ceiling, radiator and sealed unit double glazed uPVC sliding patio doors leading to the:

CONSERVATORY

9'11" x 9'4" (3.02m x 2.84m)

Of sealed unit double glazed uPVC frame construction with polycarbonate roof and french doors to garden.

KITCHEN

11'6" x 9'6" (3.51m x 2.90m)

Having sealed unit double glazed uPVC window to rear elevation, radiator and vinyl flooring. Fitted with a range of base & wall units with work surfaces and tiled splashbacks comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboards, drawers and tray recess under. Work surface return with space for gas cooker, cupboards under, cupboards and concealed cooker hood over. Further work surface return with cupboards under, cupboard over.




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UTILITY ROOM

5'2" x 5'0" (1.57m x 1.52m)

Having part glazed uPVC door to side elevation, radiator, vinyl flooring, extractor fan, work surface with space & plumbing for automatic washing machine under, shelving over.



CLOAKROOM

Having radiator, vinyl flooring, close coupled WC and wall mounted corner wash hand basin with tiled splashback.



FIRST FLOOR LANDING

Having sealed unit double glazed uPVC window to side elevation, coved & textured ceiling, radiator, dado rail, smoke alarm and built-in airing cupboard.

MASTER BEDROOM

11'7" x 11'5" (3.53m x 3.48m)

Having sealed unit double glazed uPVC window to front elevation, coved & textured ceiling and radiator.

EN-SUITE

Having radiator, vinyl flooring, extractor fan, fully tiled shower cubicle with mixer shower fitting, close coupled WC and pedestal wash hand basin with tiled splashback.





BEDROOM TWO

10'4" x 9'9" (3.15m x 2.97m)

Having sealed unit double glazed uPVC window to rear elevation, coved & textured ceiling and radiator.

BEDROOM THREE

10'3" x 9'9" (3.12m x 2.97m)

Having sealed unit double glazed uPVC window to rear elevation, coved & textured ceiling and radiator.

BEDROOM FOUR

10'3" x 9'2" (3.12m x 2.79m)

Having sealed unit double glazed uPVC window to front elevation, coved & textured ceiling and radiator.

FAMILY BATHROOM

7'1" x 5'5" (2.16m x 1.65m)

Having sealed unit double glazed uPVC window to side elevation, radiator, vinyl flooring, extractor fan, tiled splashbacks, panelled bath with mixer tap and shower attachment, close coupled WC and pedestal wash hand basin.



EXTERIOR

To the front of the property there is a small lawned garden. A block paved driveway provides off-road parking and leads to the:

GARAGE

18'3" x 8'5" (5.56m x 2.57m)

Having up-and-over door, uPVC side service door, light & power. Gated access to the:

REAR GARDEN

Being enclosed by timber fencing, laid to lawn with borders and having paved patio area and garden shed.

*Where Homes
Are Valued!*

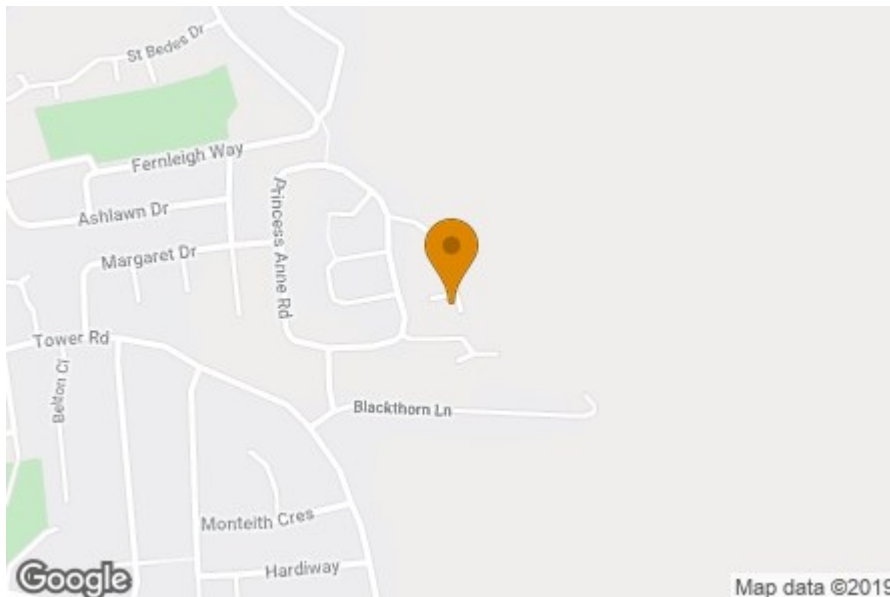
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Map data ©2019

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	87	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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 D.

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

AGENT'S NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

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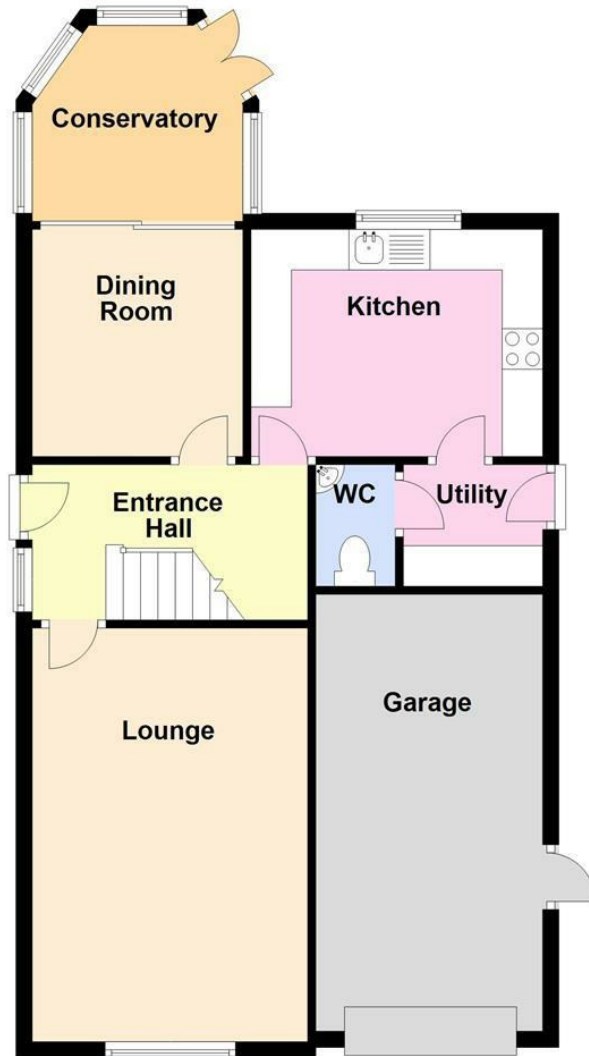
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For more information please call in the office or telephone 01205 353100.

NEWTONFALLOWELL 

Ground Floor

Approx. 68.2 sq. metres (734.6 sq. feet)



First Floor

Approx. 57.9 sq. metres (623.3 sq. feet)



Total area: approx. 126.2 sq. metres (1357.9 sq. feet)