



£280,000

14 Priory Road, Fishtoft, Boston, Lincolnshire, PE21 0RA

NEWTONFALLOWELL 

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ACCOMMODATION

Part glazed uPVC front entrance door with side screens through to the:

ENTRANCE HALL

Having coved ceiling, radiator, telephone connection point, smoke alarm, staircase rising to first floor and understairs storage cupboard.

SITTING ROOM

12'5" x 10'6" (3.78m x 3.20m)

Having sealed unit double glazed uPVC bay window to front elevation, coved ceiling, radiator and laminate flooring.

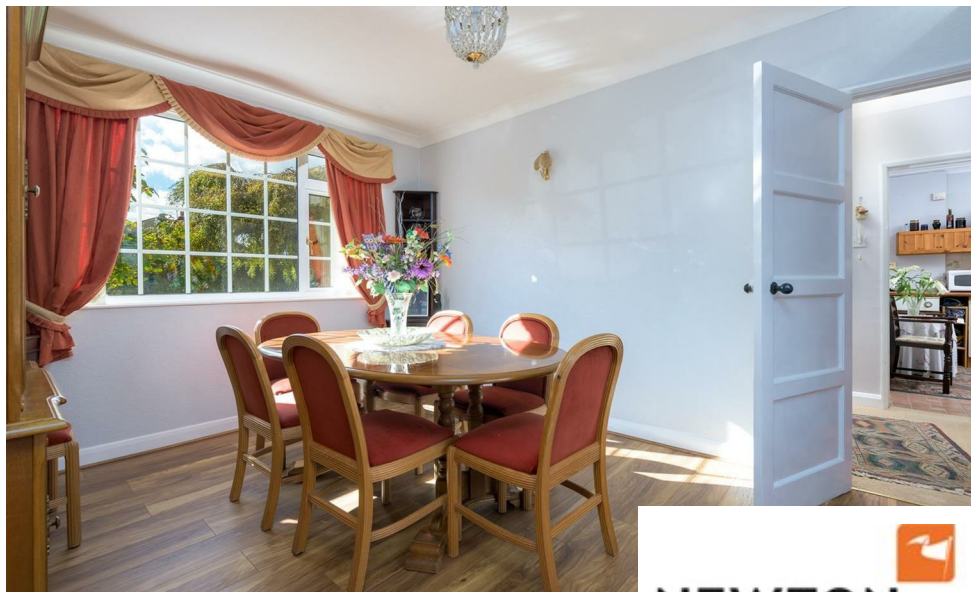
A spacious detached property in a popular village location with an open field to the rear. Having accommodation comprising: entrance hall, sitting room, dining room, lounge, breakfast kitchen, utility room and bathroom to ground floor. Master bedroom with en-suite, three further bedrooms and shower room to first floor. Outside the property has a front garden, a block paved driveway providing off-road parking, a detached double garage and an enclosed rear garden. The property benefits from gas central heating and double glazing.



DINING ROOM

14'0" x 10'5" (4.27m x 3.18m)

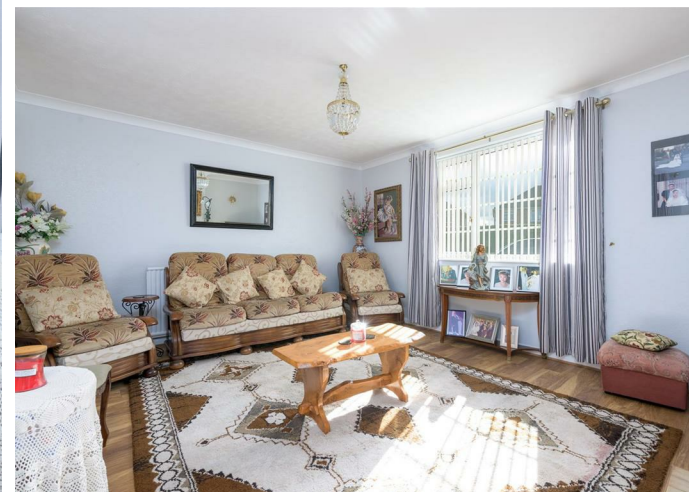
Having sealed unit double glazed uPVC windows to front & rear elevations, coved ceiling, laminate flooring and archway through to the:



LOUNGE

15'4" x 13'8" (4.67m x 4.17m)

Having sealed unit double glazed uPVC windows to front & rear elevations, coved ceiling, radiator, laminate flooring and fireplace with tiled hearth and wooden surround.



BREAKFAST KITCHEN

25'10" x 10'8" (max) (7.87m x 3.25m (max))

Having sealed unit double glazed uPVC windows to side & rear elevations, coved ceiling, two radiators, tiled floor and walk-in pantry with sealed unit double glazed uPVC window to side elevation. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink & drainer with mixer tap and gas hob inset to work surface, cupboards & drawers under, unit housing integrated electric double oven with cupboards under & over. Larder cupboard with further work surface to side, cupboard & gas fired boiler providing for both domestic hot water & heating under. Further work surface with cupboard under and display cupboards over.

UTILITY ROOM

10'4" x 7'5" (3.15m x 2.26m)

Having sealed unit double glazed uPVC window to side elevation, part glazed uPVC door to side elevation, coved ceiling, tiled floor, work surface with cupboards under & over, further work surface with inset stainless steel sink & drainer, cupboards, drawers, space & plumbing for automatic washing machine under, cupboards over, space for upright fridge/freezer to one side, unit housing further integrated electric oven with cupboards under & over.

BATHROOM

Having sealed unit double glazed uPVC window to side elevation, coved ceiling, radiator and tiled walls. Fitted with a suite comprising: panelled bath, close coupled WC, bidet and pedestal wash hand basin.




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FIRST FLOOR LANDING

Having sealed unit double glazed uPVC window to front elevation, radiator, smoke alarm and access to roof space.

INNER LANDING

Having sealed unit double glazed uPVC window to rear elevation and coved ceiling.

MASTER BEDROOM

13'9" x 11'0" (4.19m x 3.35m)

Having sealed unit double glazed uPVC window to front elevation, coved ceiling, radiator and walk-in wardrobe.

EN-SUITE

Having sealed unit double glazed uPVC window to side elevation, tiled walls and extractor fan. Fitted with a suite comprising: double shower enclosure with electric shower fitting, close coupled WC and pedestal wash hand basin.



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BEDROOM TWO

10'11" x 10'6" (3.33m x 3.20m)

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

BEDROOM THREE

10'5" x 9'9" (3.18m x 2.97m)

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

BEDROOM FOUR

7'7" x 7'6" (2.31m x 2.29m)

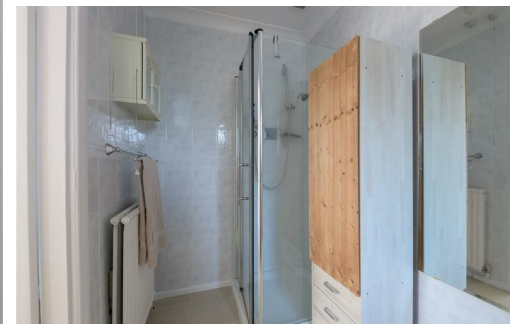
(max - entrance in addition) Having sealed unit double glazed uPVC window to rear elevation, coved ceiling, radiator, laminate flooring and airing cupboard housing hot water cylinder with shelving.

SHOWER ROOM

Having sealed unit double glazed uPVC window to side elevation, coved ceiling, radiator, tiled walls and extractor fan. Fitted with a suite comprising: shower enclosure with mixer shower fitting, close coupled WC and pedestal wash hand basin.




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EXTERIOR

To the front of the property there is a shaped lawn with a block paved driveway providing off-road parking which leads to the:

DOUBLE GARAGE

20'4" x 16'1" (6.20m x 4.90m)

Having up-and-over door, side service door, window to rear, light and power.

REAR GARDEN

Having shaped lawn, block paved patio area, further patio & raised patio areas, outside tap and brick wall with archway to a further lawned area with fruit trees, shed & greenhouse.



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. The property has solar panels which are owned with a feed in tariff - approximately £1,000 per annum.

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.

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.

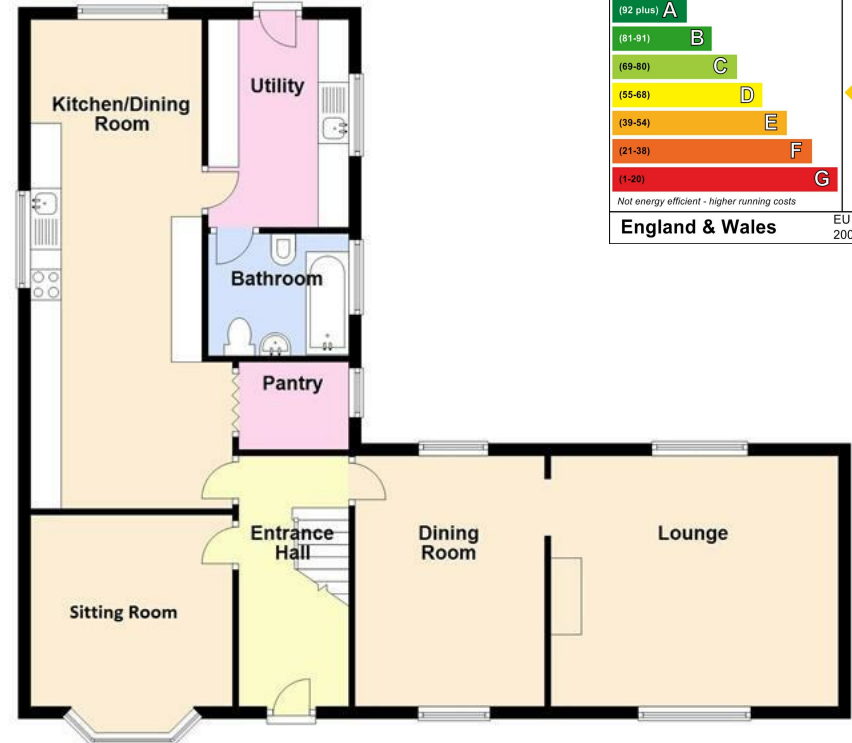


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Ground Floor

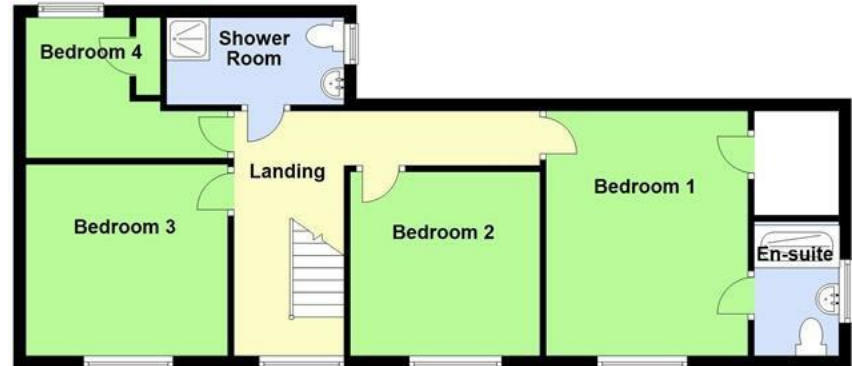
Approx. 92.3 sq. metres (993.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			72
			EU Directive 2002/91/EC

First Floor

Approx. 61.2 sq. metres (658.3 sq. feet)



Total area: approx. 153.5 sq. metres (1651.9 sq. feet)