



**£85,000**

25 Rectory Road, Boston, Lincolnshire, PE21 0AQ

**NEWTON**FALLOWELL 

Rectory Road,  
Boston, Lincolnshire, PE21 0AQ  
£85,000

A ground floor apartment in a popular residential development on the outskirts of town. Having well presented accommodation comprising: open plan lounge with fitted kitchen area, bedroom and bathroom. Outside the property has a driveway providing off-road parking. The property benefits from gas central heating and double glazing.

#### ACCOMMODATION

Part glazed entrance door with side screen through to the:

#### LOBBY

Having radiator, laminate flooring and built in storage cupboard. Open through to the:

#### OPEN PLAN LIVING KITCHEN

18'4" x 15'8" (5.59m x 4.78m)

Forming two areas comprising:

#### LOUNGE AREA

Having two sealed unit double glazed uPVC windows to side elevation, two radiators, laminate flooring and television aerial connection point.



NEWTONFALLOWELL 

## KITCHEN AREA

Having slate tile effect flooring and inset ceiling spotlights. Fitted with a range of base & wall units with work surfaces and upstands comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards, drawers, space & plumbing for automatic washing machine and space for fridge under, cupboards over. Work surface return with inset gas hob, integrated electric oven, cupboards & drawers under, tiled splashback and stainless steel cooker hood over.



## BEDROOM

12'6" x 10'0" (3.81m x 3.05m)

Having sealed unit double glazed uPVC window to side elevation, radiator and laminate flooring.

## BATHROOM

Having sealed unit double glazed uPVC window to front elevation, radiator, slate effect flooring and tiled splashbacks. Fitted with a white suite comprising: panelled bath with shower fitting and anti-splash screen over, close coupled WC and pedestal wash hand basin.

## EXTERIOR

To the front of the property there is a small artificial grass area. To the side of the property there is a driveway providing off-road parking.

## 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 NOTE

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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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.

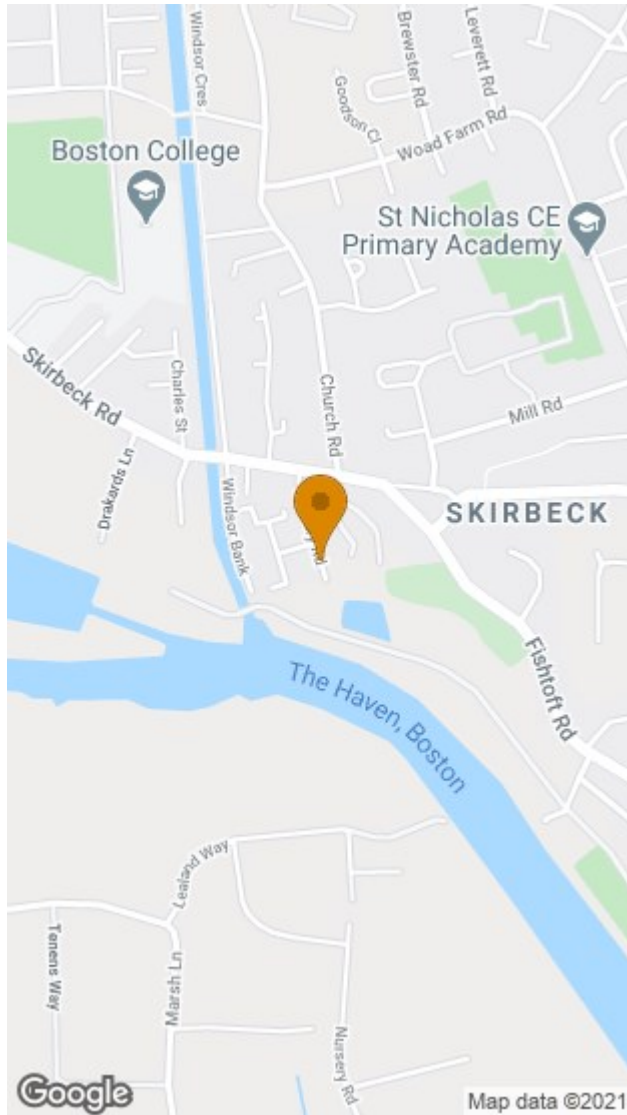
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

# Where Homes Are Valued!

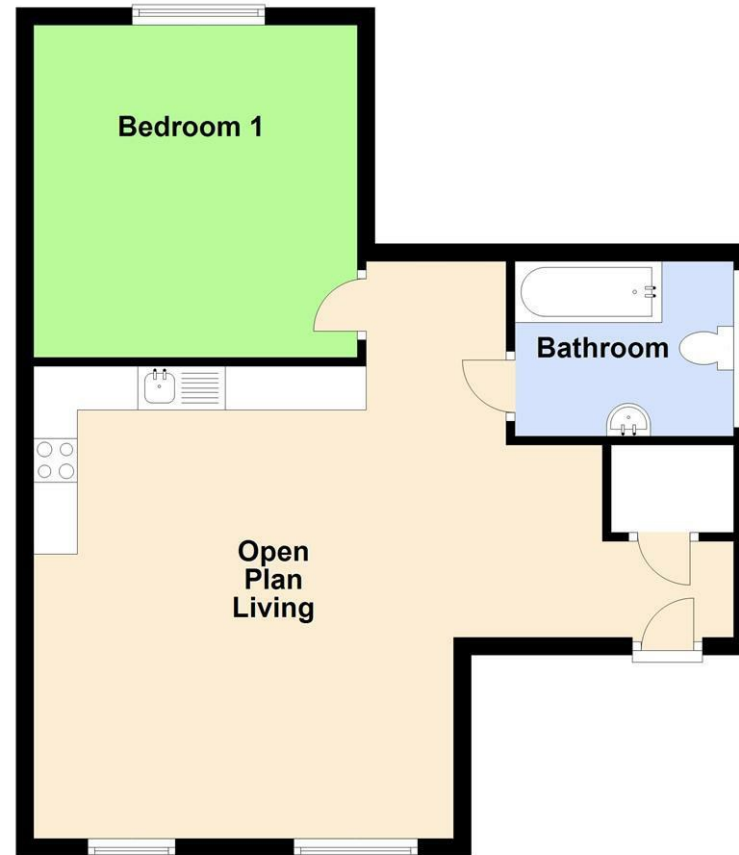
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[newtonfallowell.co.uk/valued](http://newtonfallowell.co.uk/valued)





**Ground Floor**  
Approx. 57.0 sq. metres (613.9 sq. feet)



Total area: approx. 57.0 sq. metres (613.9 sq. feet)