



NEWTON
FALLOWELL
01205 353100
FOR SALE

£150,000

19 Winsor Crescent, Boston, Lincolnshire, PE21 0HZ

NEWTONFALLOWELL 

**Windsor Crescent,
Boston, Lincolnshire, PE21 0HZ
£150,000**

A terraced house with off-road parking to the front and an enclosed south-west facing rear garden. Having accommodation comprising: entrance hall, cloakroom, lounge and kitchen to ground floor. Three bedrooms and bathroom to first floor. The property benefits from gas central heating and double glazing.

ACCOMMODATION

Part glazed uPVC entrance door through to the:

ENTRANCE HALL

Having sealed unit double glazed uPVC window to front elevation, radiator, smoke alarm, staircase rising to first floor and understairs storage cupboard.

CLOAKROOM

Having sealed unit double glazed uPVC window to side elevation, close coupled WC and wall mounted wash hand basin.

LOUNGE

17'5" x 13'5" (max) (5.31m x 4.09m (max))

Having sealed unit double glazed uPVC windows to front & rear elevations, radiator and television aerial connection point.



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KITCHEN

10'6" x 10'5" (3.20m x 3.18m)

Having sealed unit double glazed uPVC window to side elevation, part glazed uPVC door to rear elevation and radiator. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl sink with drainer inset to work surface, cupboards, integrated dishwasher and integrated automatic washing machine under. Work surface return with cupboard under & over, integrated fridge/freezer to one side. Further work surface return with inset gas hob, integrated electric oven, cupboards & drawers under, cupboards & extractor over. Further work surface return with cupboard & drawer under, cupboard over.

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FIRST FLOOR LANDING

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

BEDROOM ONE

11'0" x 10'8" (3.35m x 3.25m)

(wardrobe in addition) Having sealed unit double glazed uPVC window to rear elevation, radiator, telephone connection point and fitted wardrobes to one wall with sliding doors.

BEDROOM TWO

10'7" x 10'6" (3.23m x 3.20m)

Having sealed unit double glazed uPVC window to rear elevation, radiator and airing cupboard housing gas fired combination boiler providing for both domestic hot water and heating.

BEDROOM THREE

10'3" x 6'6" (3.12m x 1.98m)

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

BATHROOM

Having sealed unit double glazed uPVC window to side elevation, heated towel rail and tiled splashbacks. Fitted with a suite comprising: panelled bath with electric shower fitting over, close coupled WC and pedestal wash hand basin.




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EXTERIOR

To the front of the property there is a driveway providing off-road parking and a concrete footpath leading to the side & rear of the property.

REAR GARDEN

A south-west facing rear garden which is enclosed, having paved patio, brick built shed/outhouse, timber garden shed, further paved patio, shaped lawn with borders and pond.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired combination 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 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.

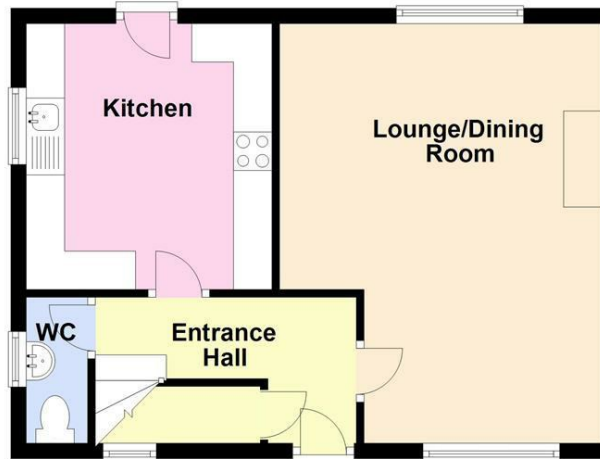


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Ground Floor

Approx. 40.5 sq. metres (435.7 sq. feet)



First Floor

Approx. 41.0 sq. metres (440.8 sq. feet)



Total area: approx. 81.4 sq. metres (876.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	