



£145,000

62 Elizabeth Road, Boston, Lincolnshire, PE21 9AS

NEWTONFALLOWELL



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Boston, Lincolnshire, PE21 9AS
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ACCOMMODATION

Part glazed front entrance door through to the:

ENTRANCE HALL

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

CLOAKROOM

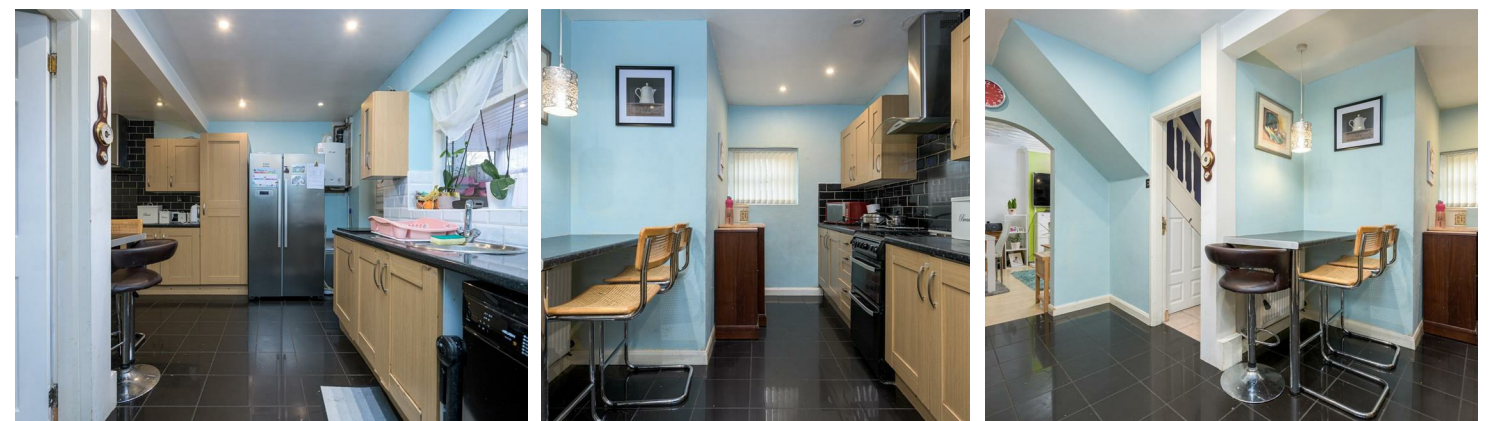
Having sealed unit double glazed uPVC window to front elevation, tiled walls, tiled floor and close coupled WC.

BREAKFAST KITCHEN

17'0" x 15'2" (5.18m x 4.62m)

(max L-shaped) Having sealed unit double glazed uPVC window to front elevation, internal window overlooking the conservatory/utility, inset ceiling spotlights, radiator, tiled floor and wall mounted gas fired boiler providing for both domestic hot water & heating. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboards & space for dishwasher under, cupboards over. Further work surface with space for cooker, cupboards & drawers under, cupboards & stainless steel cooker hood over, tall larder style unit to side & space for upright fridge/freezer. Further work surface forming breakfast bar. Opening to the lounge and door to the:

A semi-detached house with off-road parking to the front. Having accommodation comprising: entrance hall, cloakroom, breakfast kitchen, conservatory/utility, dining/sun room and lounge to ground floor. Three bedrooms and shower room to first floor. Outside the property has an enclosed rear garden. The property benefits from gas central heating and double glazing. NO CHAIN



CONSERVATORY/UTILITY

Having sealed unit double glazed uPVC windows & part glazed door to side elevation, sealed unit double glazed uPVC windows to rear elevation, tiled floor, space & plumbing for automatic washing machine.

DINING/SUN ROOM

11'6" x 11'1" (3.51m x 3.38m)

Of sealed unit double glazed uPVC frame construction on brick walls with wood & felt roof. Having window to side elevation, sealed unit double glazed uPVC windows & sliding door to rear elevation & garden, inset ceiling spotlights and ceramic tiled floor. Sliding patio doors through to the:

LOUNGE

16'11" x 12'1" (5.16m x 3.68m)

Having sealed unit double glazed uPVC window to front elevation, coved & textured ceiling, radiator, laminate flooring and television aerial connection point.




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FIRST FLOOR LANDING

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

BEDROOM ONE

12'3" x 10'11" (3.73m x 3.33m)

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

BEDROOM TWO

11'11" x 9'0" (3.63m x 2.74m)

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

BEDROOM THREE

8'11" x 7'8" (2.72m x 2.34m)

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

SHOWER ROOM

Having sealed unit double glazed uPVC window to rear elevation, radiator, extractor fan and airing cupboard housing hot water cylinder with shelving. Fitted with a suite comprising: fully tiled shower enclosure with electric shower fitting, close coupled WC and wash hand basin inset to vanity unit with cupboard under.





EXTERIOR

To the front of the property there is a gravelled driveway which provides off-road parking for 2 - 3 cars.

Side access gate to the:

REAR GARDEN

Being fully enclosed and having large concrete & paved patio area, two garden sheds and gate to a further area which is currently overgrown.

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 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.

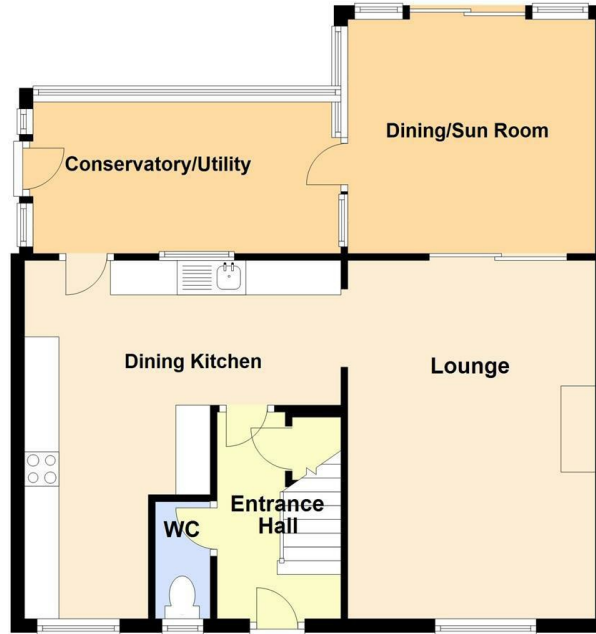
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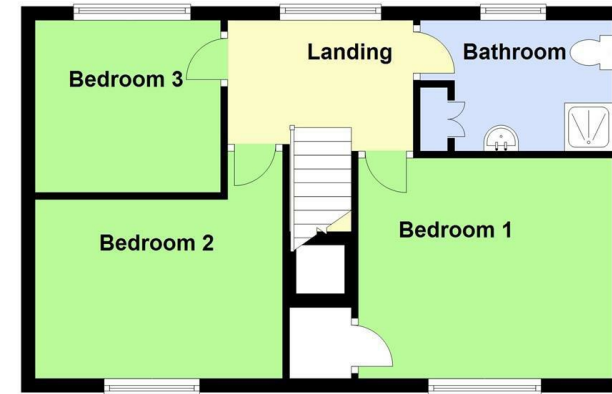
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For more information please call in the office or telephone 01205 353100.

Ground Floor
Approx. 67.0 sq. metres (721.2 sq. feet)



First Floor
Approx. 42.2 sq. metres (454.2 sq. feet)



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