



£155,000

4 White Bridges, Boston, Lincolnshire, PE21 7GE

NEWTONFALLOWELL



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ACCOMMODATION

Part glazed front entrance door through to the:

ENTRANCE HALL

Having coved ceiling, radiator, smoke alarm and staircase rising to first floor with pull-out understairs storage units.

CLOAKROOM

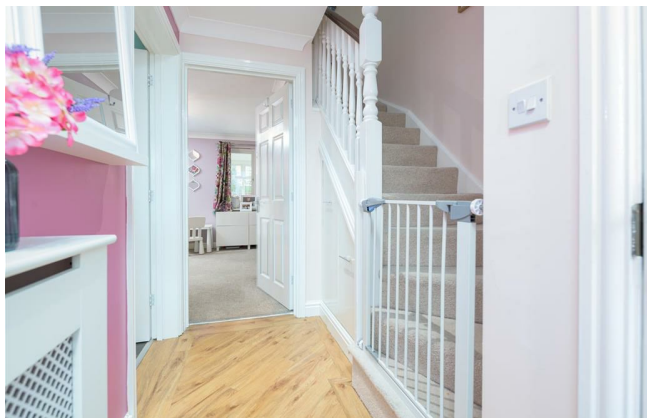
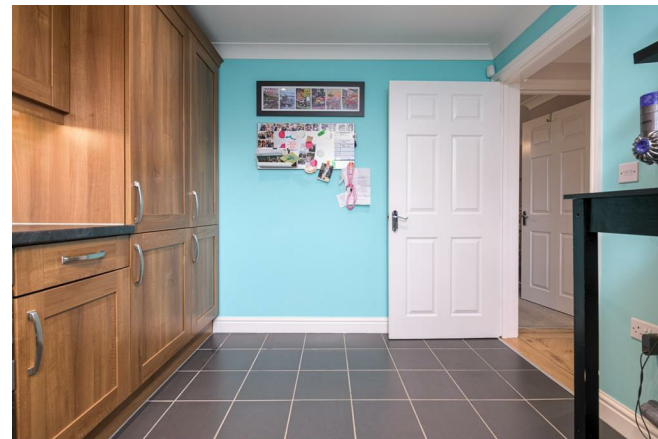
Having sealed unit double glazed uPVC window to front elevation, radiator, tiled floor, close coupled WC and wash hand basin.

DINING KITCHEN

11'10" x 9'2" (3.61m x 2.79m)

Having sealed unit double glazed uPVC window to front elevation, coved ceiling with inset ceiling spotlights, radiator and tiled floor. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards, space & plumbing for automatic washing machine under. Work surface return with inset gas hob, cupboards, drawers & integrated electric double oven under, cupboards & stainless steel cooker hood over, tall unit to side housing integrated fridge & freezer and further tall larder style unit.

A mid-terrace house on the outskirts of town. Having well presented accommodation comprising: entrance hall, cloakroom, dining kitchen, lounge and sun room to ground floor. Master bedroom with en-suite, two further bedrooms and family bathroom to first floor. Outside the property has a front garden, an enclosed rear garden and a garage located nearby with off-road parking to the front. The property benefits from gas central heating and double glazing.



LOUNGE

16'2" x 12'6" (4.93m x 3.81m)

Having coved ceiling, two radiators, storage cupboard, television aerial & telephone connection points and sealed unit double glazed uPVC french doors to the:

SUN ROOM

12'2" x 9'8" (3.71m x 2.95m)

Of sealed unit double glazed uPVC frame construction on brick walls with solid roof. Having french doors to rear elevation & garden, radiator and laminate flooring.




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FIRST FLOOR LANDING

Having coved ceiling, radiator, smoke alarm and access to roof space.

MASTER BEDROOM

12'2" x 9'8" (3.71m x 2.95m)

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

EN-SUITE

Having coved ceiling, radiator, extractor, fully tiled double shower enclosure with mixer shower fitting, close coupled WC and pedestal wash hand basin.

BEDROOM TWO

9'8" x 9'3" (2.95m x 2.82m)

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

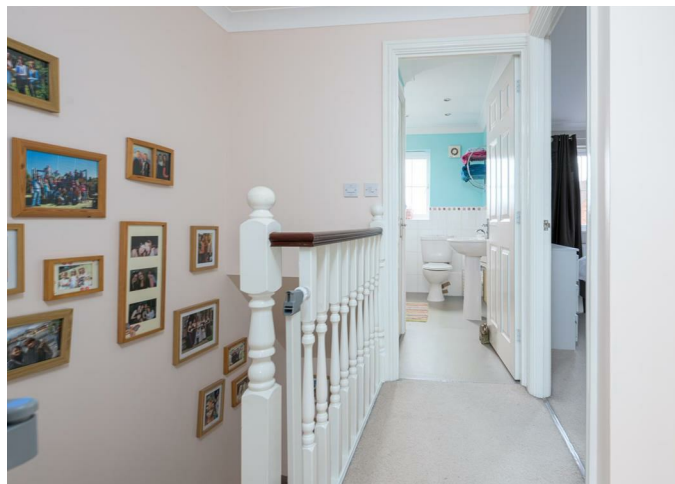
BEDROOM THREE

9'3" x 6'3" (2.82m x 1.91m)

Having sealed unit double glazed uPVC window to rear elevation, coved ceiling, radiator and television aerial connection point.

FAMILY BATHROOM

Having sealed unit double glazed uPVC window to front elevation, coved ceiling with inset ceiling spotlights, radiator, tiled splashbacks, vinyl flooring and airing cupboard housing hot water cylinder with shelving. Fitted with a suite comprising: panelled bath, close coupled WC and pedestal wash hand basin.




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EXTERIOR

To the front of the property there is a lawned garden with a paved footpath leading to the front entrance door.

REAR GARDEN

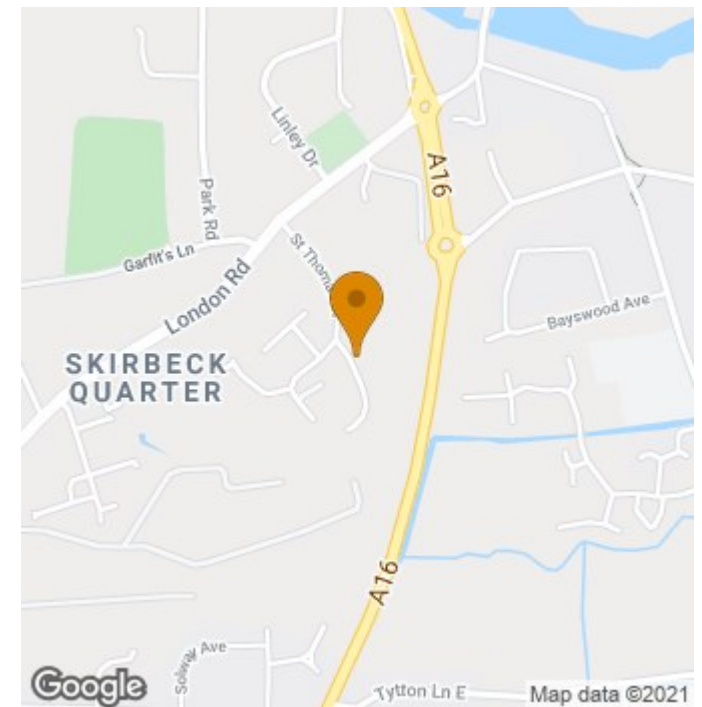
Being fully enclosed by timber fencing with rear access gate, laid to lawn with borders & central paved footpath.

GARAGE

Accessed by a separate tarmac driveway to the side and having up-and-over door, light and power.

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

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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.

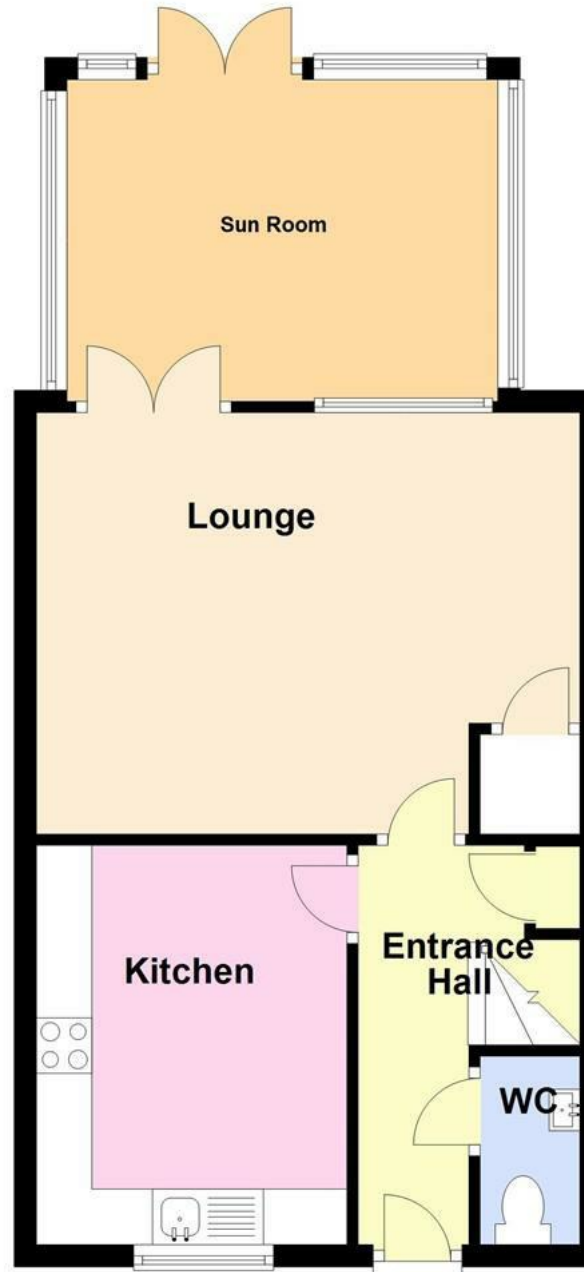


t: 01205 353100
e: boston@newtonfallowell.co.uk
www.newtonfallowell.co.uk



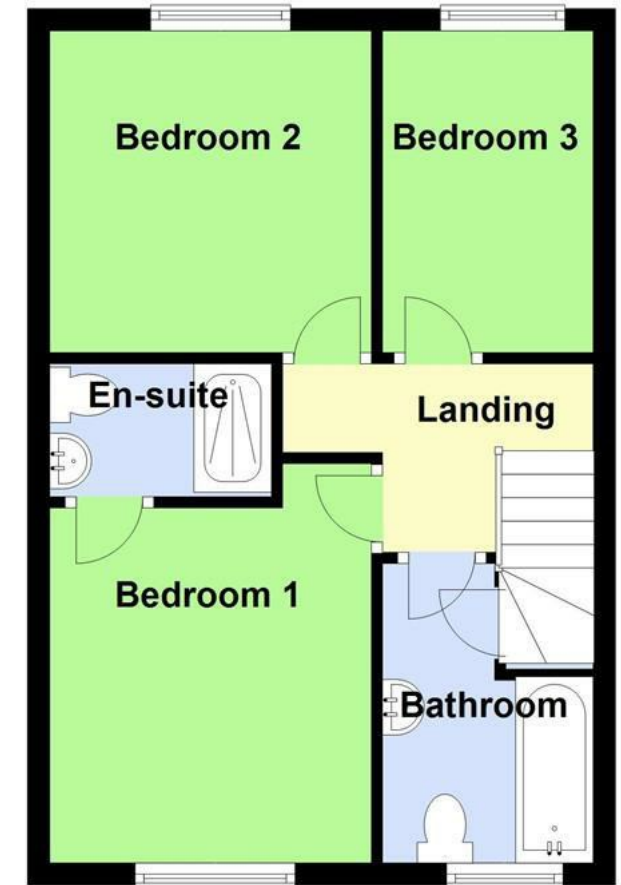
Ground Floor

Approx. 47.9 sq. metres (515.3 sq. feet)



First Floor

Approx. 36.3 sq. metres (390.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		76	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	