

Wing Drive, Fishtoft, Boston, PE21 0NT



Asking Price £125,000 Freehold



****NO CHAIN**** A mid terraced two bedroom house located in a quiet cul-de-sac position in the popular area of Fishtoft Boston being close to many local amenities.

The house consists of hallway, kitchen with freestanding cooker, generous sized lounge/diner with patio doors to rear garden, one double and one single bedroom, bathroom with shower over bath.

Outside offers parking for one car directly in front and an enclosed rear garden with a passageway leading to another one to two spaces.

The property has gas central heating with radiators to all rooms, an EPC rating of: D and Council Tax Band: A

This house is perfect for first time buyers looking to get on the ladder or an BTL investor.

Hall 6'4" x 5'9"

The property is entered through a wooden door, having a mix of core matting and vinyl flooring, consumer unit, pendant lighting smoke alarm, coat hooks, radiator and carpeted stairs to first floor landing.

Kitchen 6'2" x 8'8"



Window to front, vinyl flooring, stainless steel sink with mixer tap, freestanding gas cooker with extractor hood above, wall mounted boiler, extractor fan, a range of wall and base units with laminate worktops and a double radiator.

Lounge/Diner 12'10" x 6'7"



Window to the rear elevation, carpeted flooring, UPVC fully glazed double doors opening onto the rear garden, fireplace with a living flame gas fire with a marble hearth and back with a wooden surround., pendant lighting, double radiator and storage cupboard under the stairs.

Landing 8'10" x 5'7"

Having an airing cupboard, loft access, carpeted flooring and smoke alarm.

Bedroom 1 12'10" x 6'7"



Window to the front elevation with single radiator underneath, carpeted flooring, pendant lighting and boxed area with stairs underneath.

Bedroom 2 6'2" x 9'6"



Having window to the rear elevation with a single radiator underneath, carpet flooring and pendant lighting.

Bathroom 6'4" x 6'3"



Window to the rear elevation with frosted glass, vinyl flooring, paneled bath with electric shower over, close-coupled toilet, pedestal sink, mirrored medicine cabinet, extractor fan, shaver socket and double radiator with towel rail over.

Outside



The front has parking for one car, the rear has a low maintenance garden laid to lawn and patio with a shed at the bottom end. There is also a passageway leading to additional parking for one to two cars.

Disclaimer 1

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to

commission their own survey or service reports before finalising their offer to purchase.

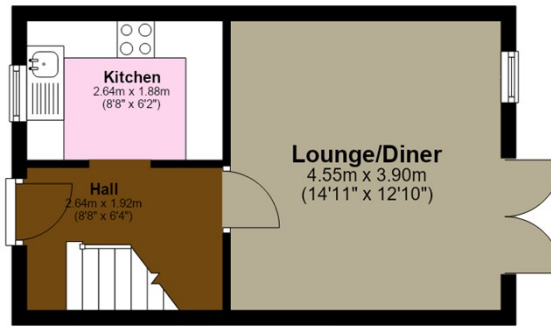
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Financial Services

Financial Services - As part of our continued commitment to providing the best advice to all of our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage of the buying or selling process we operate a mandatory qualification process on all offers prior to submission of any offer to our vendors. The mortgage advice bureau are regulated by the financial ombudsman and operate on an independent basis within our premises at 71 Northgate, Sleaford, NG34 7BS.

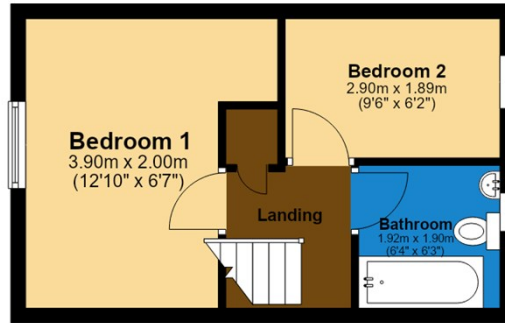
Ground Floor

Approx. 26.7 sq. metres (287.3 sq. feet)

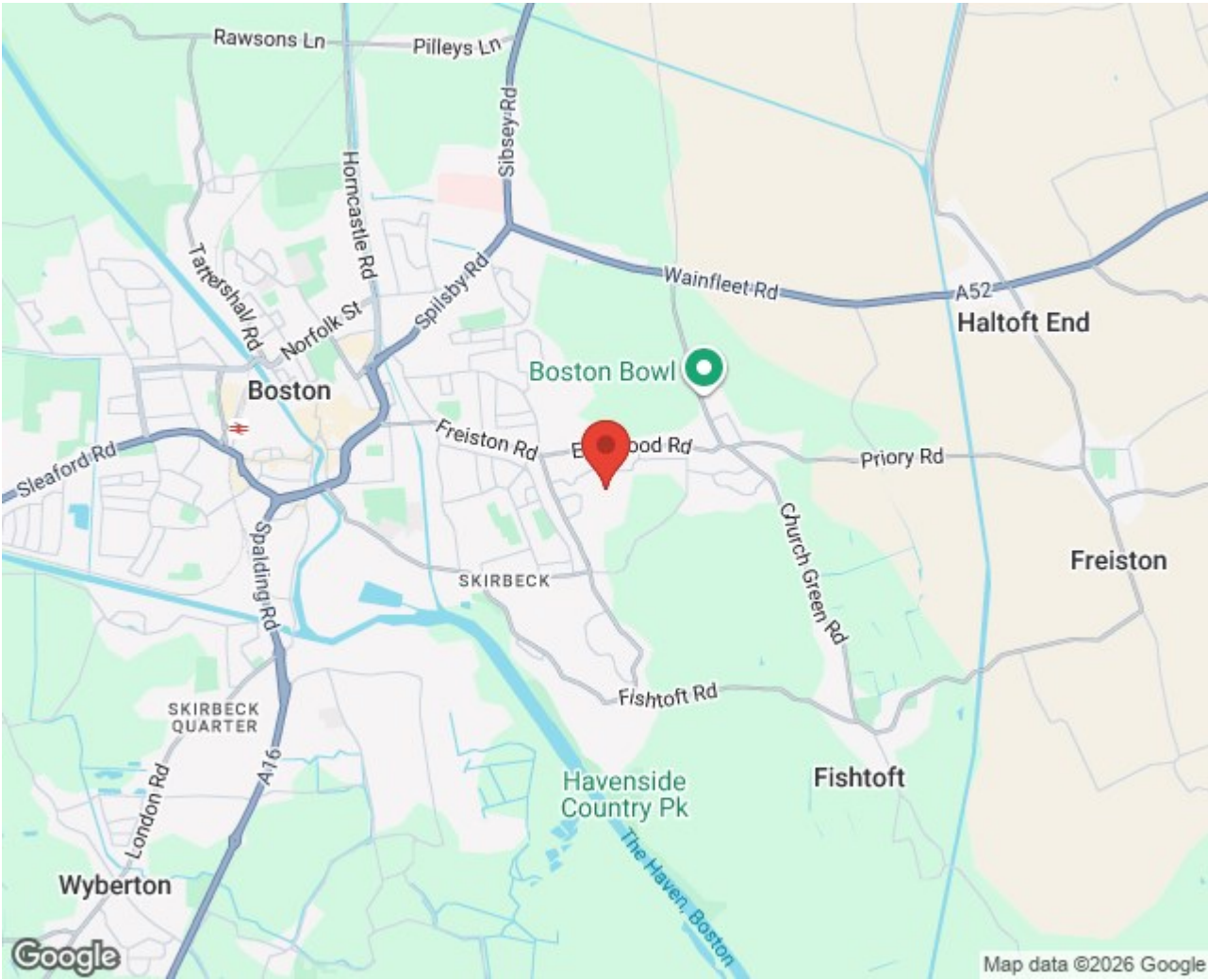


First Floor

Approx. 25.0 sq. metres (268.8 sq. feet)



Total area: approx. 51.7 sq. metres (556.2 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	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	