



£184,950

40 Saddlers Way, Fishtoft, Boston, Lincolnshire, PE21 0BB

NEWTONFALLOWELL



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ACCOMMODATION

Part glazed front entrance door with fanlight above and canopy over leading to the:

ENTRANCE HALL

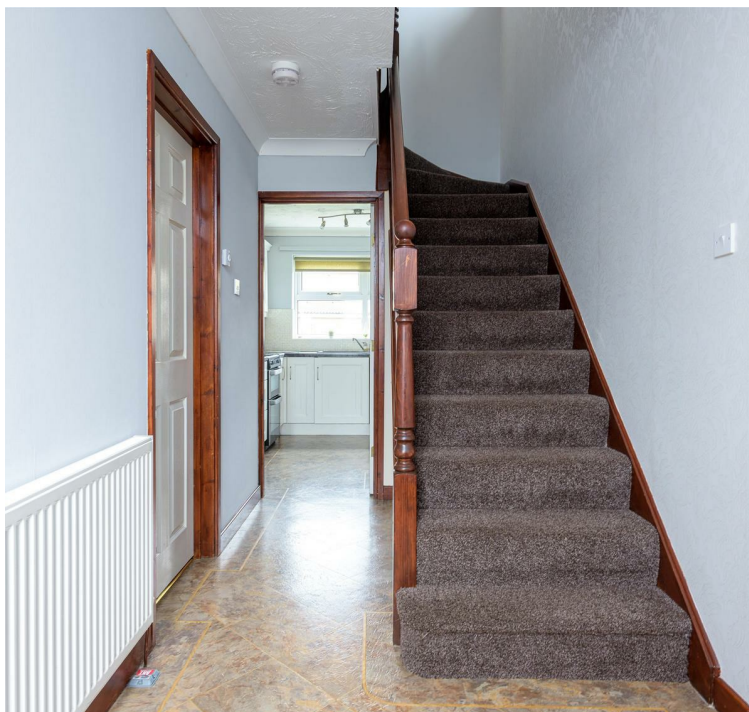
Having radiator, smoke alarm, telephone connection point, Karndean flooring and staircase rising to first floor.

LOUNGE

14'3" x 11'11" (4.34m x 3.63m)

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

A detached house in a popular residential village location. Having well presented accommodation comprising: entrance hall, lounge, kitchen, dining room, utility room and cloakroom to ground floor. Master bedroom with en-suite, two further bedrooms and family bathroom to first floor. Outside the property has a front garden, a driveway providing off-road parking, a garage and an enclosed rear garden. The property benefits from gas central heating and double glazing.



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KITCHEN

9'9" x 8'7" (2.97m x 2.62m)

Having sealed unit double glazed uPVC window to rear elevation overlooking the garden, coved ceiling, radiator and Karndean flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: composite sink with drainer & mixer tap inset to work surface, cupboards, space & plumbing for automatic washing machine under. Work surface return with space for gas cooker, cupboard & drawers under, cupboards & concealed cooker hood over. Further work surface with double cupboard under. Open to the utility and door to the:

DINING ROOM

10'4" x 9'2" (3.15m x 2.79m)

Having sealed unit double glazed uPVC french doors with side screens to rear elevation & garden, coved & textured ceiling, radiator and television aerial connection point.

UTILITY ROOM

Having part glazed uPVC door to rear elevation, coved & textured ceiling, radiator, continuation of Karndean flooring, extractor fan, work surface with appliance space under & cupboard over and space for upright fridge/freezer.

CLOAKROOM

Having sealed unit double glazed uPVC window to side elevation, coved & textured ceiling, radiator, continuation of Karndean flooring, close coupled WC and wall mounted wash hand basin.



FIRST FLOOR LANDING

Having sealed unit double glazed uPVC window to side elevation, coved & textured ceiling, smoke alarm, access to roof space and airing cupboard housing hot water cylinder with shelving.

MASTER BEDROOM

12'4" x 9'11" (3.76m x 3.02m)

Having sealed unit double glazed uPVC window to front elevation, coved & textured ceiling, radiator, television aerial connection point and fitted wardrobes to either side of king size bed space with bedside cabinets, shelving and overhead cupboards.

EN-SUITE

Having sealed unit double glazed uPVC window to side elevation, coved ceiling, radiator, half tiled walls, shaver point and extractor fan. Fitted with a suite comprising: fully tiled shower enclosure with mixer shower fitting, close coupled WC and pedestal wash hand basin.

BEDROOM TWO

10'8" x 9'0" (3.25m x 2.74m)

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

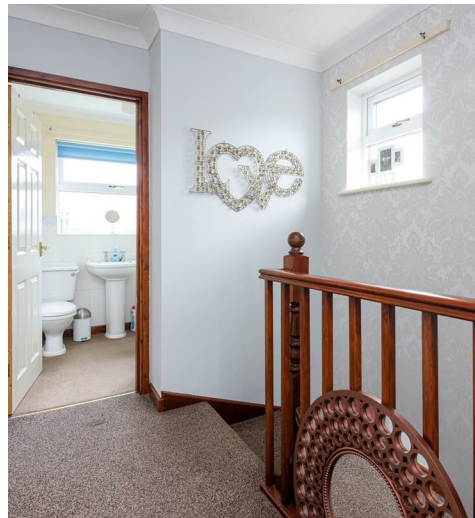
BEDROOM THREE

8'4" x 7'11" (2.54m x 2.41m)

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

FAMILY BATHROOM

Having sealed unit double glazed uPVC window to rear elevation, coved & textured ceiling, radiator, half tiled walls, shaver point and extractor fan. Fitted with a suite comprising: corner 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. A gravelled driveway provides off-road parking and leads to the:

GARAGE

Having up-and-over door, loft storage space, electric car charger point, light, power and gas fired boiler providing for both domestic hot water and heating.

Gated access to the:

REAR GARDEN

Being enclosed by timber fencing and having shaped lawn, paved patio, decked area, garden shed and outside tap.

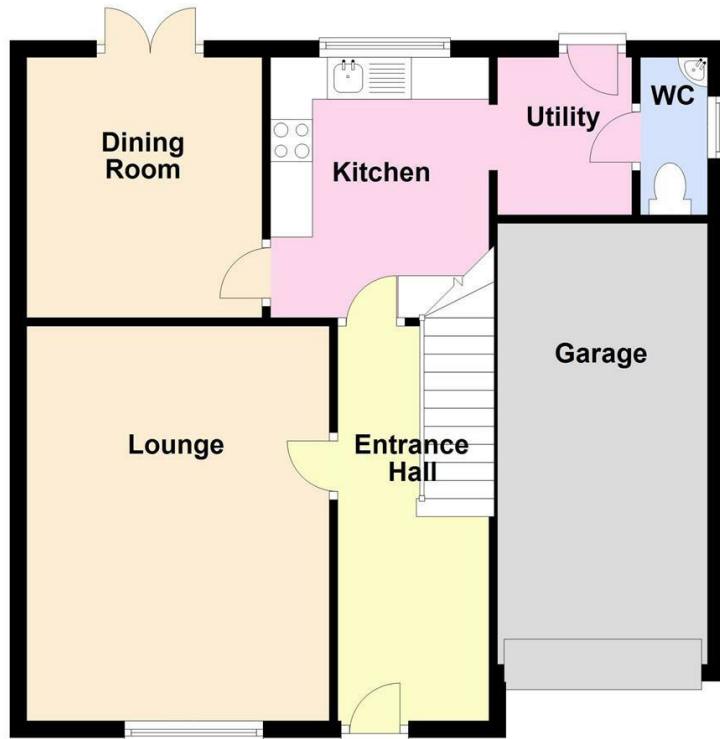


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

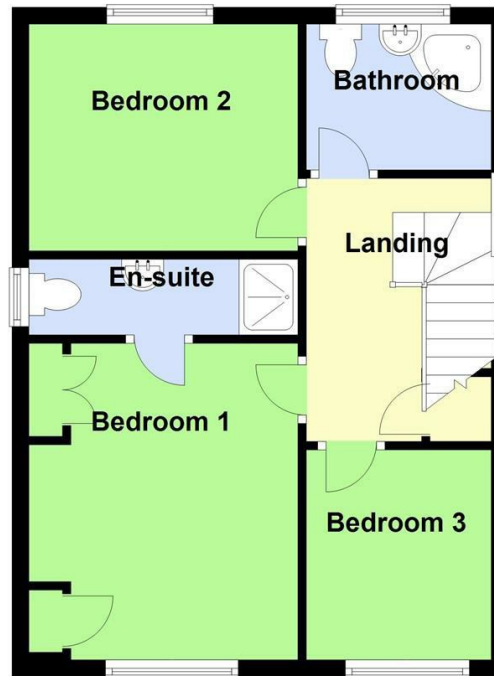
Ground Floor

Approx. 62.2 sq. metres (669.9 sq. feet)



First Floor

Approx. 41.7 sq. metres (449.2 sq. feet)



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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 C.

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

AGENT'S NOTES

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


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