



Guide Price £195,000

9 Colindale, Boston, Lincolnshire, PE21 9AZ

NEWTONFALLOWELL



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ACCOMMODATION

Part glazed uPVC front entrance door with side screens through to the:

ENTRANCE HALL

Having radiator, built-in storage cupboard and staircase rising to first floor.

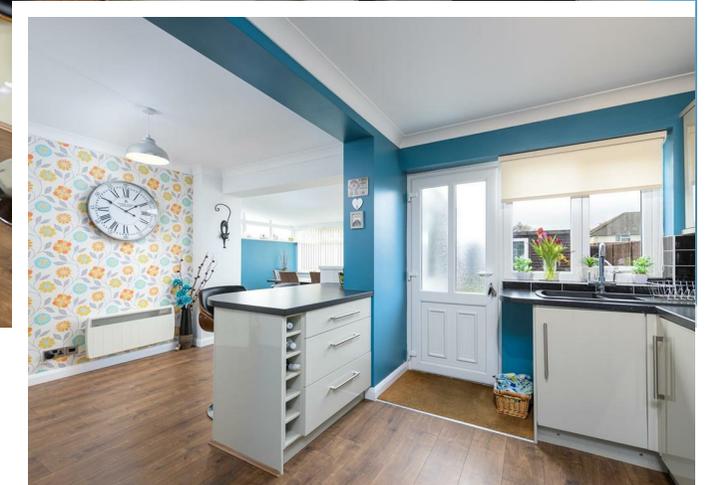
BREAKFAST KITCHEN

15'10" x 13'6" (max) (4.83m x 4.11m (max))

Having sealed unit double glazed uPVC window & part glazed uPVC door to rear elevation, coved ceiling, radiator, electric storage heater and wood effect flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl composite sink with drainer & mixer tap inset to work surface, cupboard under. Work surface return with space for range style cooker, cupboards & drawers under, cupboards & cooker hood over. Further work surface return with cupboards under, cupboards over, slimline larder style unit & integrated fridge & freezer to one side. Further work surface with drawers & wine rack under, breakfast bar to one side. Door to the cloakroom and open through to the:

**** SOLD STC PRIOR TO MARKETING ****

A semi-detached house in a popular residential location. Having accommodation comprising: entrance hall, lounge, breakfast kitchen, cloakroom and dining room to ground floor. Three bedrooms and bathroom to first floor. Outside the property has off-road parking to the front, a garage and a low maintenance enclosed rear garden. The property benefits from gas central heating and double glazing.



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CLOAKROOM

Having close coupled WC and hand basin.

DINING ROOM

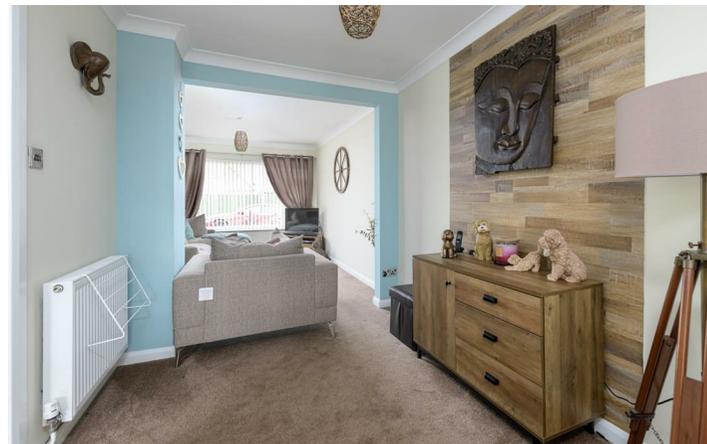
12'10" x 9'8" (3.91m x 2.95m)

Having sealed unit double glazed uPVC windows to rear elevation, high level sealed unit double glazed uPVC windows to side elevation, sealed unit double glazed uPVC french doors with windows to either side to side elevation, wood effect flooring and electric storage heater.

LOUNGE

22'5" x 10'7" (max) (6.83m x 3.23m (max))

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



FIRST FLOOR LANDING

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

BEDROOM ONE

12'5" (max) x 9'8" (3.78m (max) x 2.95m)

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

BEDROOM TWO

10'0" x 8'11" (3.05m x 2.74m)

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

BEDROOM THREE

6'10" x 6'9" (2.08m x 2.06m)

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

BATHROOM

Having sealed unit double glazed uPVC window to rear elevation, radiator, majority tiled walls, vinyl flooring and shaver point. Fitted with a white suite comprising: panelled bath with mixer shower fitting & anti-splash screen over, WC with concealed cistern and hand basin inset to vanity unit with cupboard under.





EXTERIOR

To the front of the property is a low maintenance gravelled garden which provides off-road parking and leads to the:

GARAGE

15'10" x 8'11" (4.83m x 2.72m)

Having up-and-over door, light, power and wall mounted gas fired boiler providing for both domestic hot water & heating.

Gated access to the:

REAR GARDEN

Being enclosed by timber fencing and low maintenance with an artificial lawn, paved patio & footpaths and raised planters.

SUMMERHOUSE

Of timber construction with sealed unit double glazed uPVC french doors to front.

