



£189,950

40 Oak Crescent, Boston, Lincolnshire, PE21 9EZ

NEWTONFALLOWELL 

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ACCOMMODATION

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

ENTRANCE HALL

Having radiator, smoke alarm, built-in cupboard with shelving, staircase rising to first floor and understairs storage cupboard.

CLOAKROOM

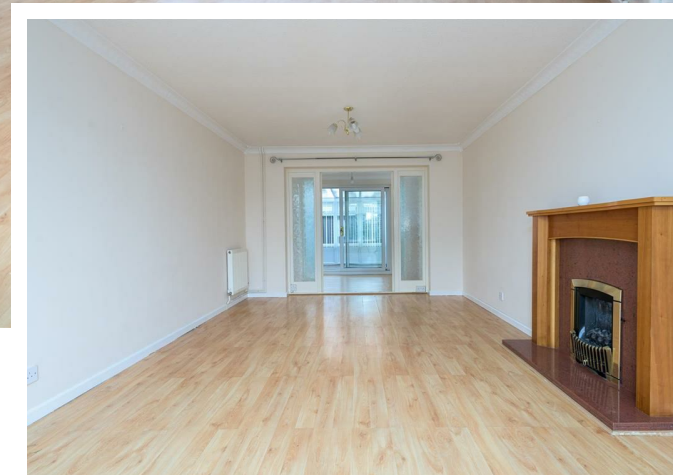
Having sealed unit double glazed uPVC window to side elevation, WC with concealed cistern and hand basin inset to vanity unit.

LOUNGE

20'2" x 11'2" (6.15m x 3.40m)

Having sealed unit double glazed uPVC window to front elevation, coved ceiling, two radiators, laminate flooring, television aerial & telephone connection points and fireplace with marble back & hearth, inset gas fire (not working/capped off) and wooden surround. Glazed double doors to the:

A detached house on a corner plot in a popular residential location close to Boston town centre. Having accommodation comprising: entrance hall, cloakroom, lounge, dining room, conservatory and breakfast kitchen to ground floor. Three bedrooms and bathroom to first floor. Outside the property has a front garden, a driveway to the rear providing off-road parking, a garage and enclosed side & rear garden. The property benefits from gas central heating and double glazing. NO CHAIN



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DINING ROOM

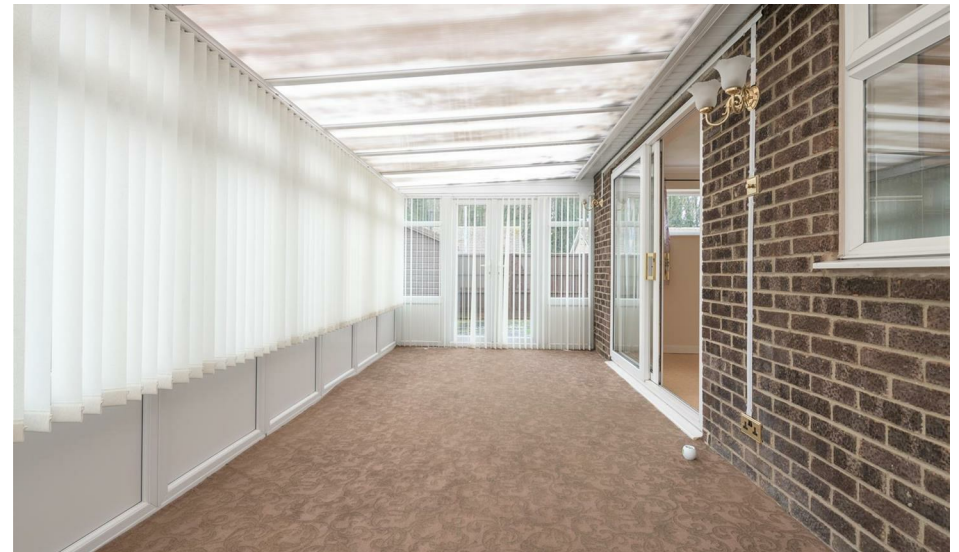
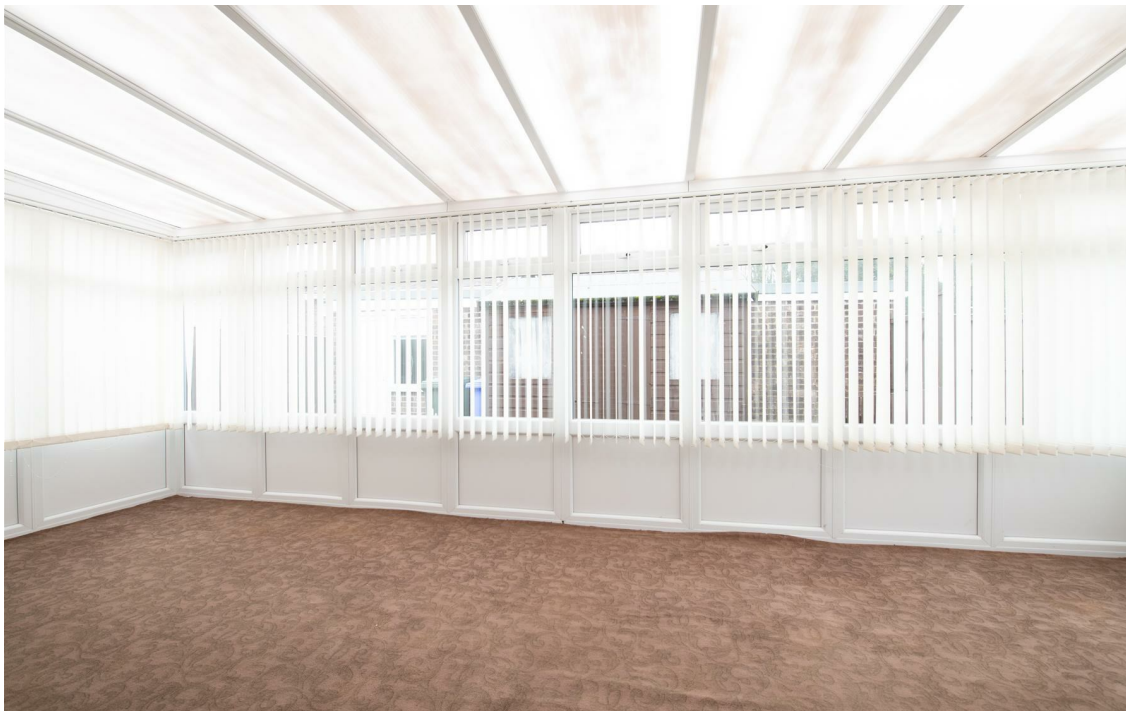
10'10" x 7'11" (3.30m x 2.41m)

Having sealed unit double glazed uPVC window to side elevation, coved ceiling, radiator, vinyl flooring and serving hatch to breakfast kitchen. Sealed unit double glazed uPVC sliding doors through to the:

CONSERVATORY

20'10" x 8'7" (6.35m x 2.62m)

Of sealed unit double glazed uPVC frame construction with polycarbonate roof and french doors to side elevation & garden.



BREAKFAST KITCHEN

18'0" x 8'10" (5.49m x 2.69m)

Having sealed unit double glazed uPVC window & part glazed uPVC door to side elevation, sealed unit double glazed uPVC internal window overlooking the conservatory, coved ceiling, radiator and tile effect flooring. 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, cupboard, space for dishwasher under. Work surface return with inset gas hob, cupboard, drawer, space & plumbing for automatic washing machine under, cupboards & stainless steel cooker hood over, tall unit to side housing integrated electric double oven with cupboards under & over. Further work surface return with cupboard & drawers under, cupboards & glazed display units over. Further work surface with cupboards under, glazed display units, drawers and cupboard over.

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FIRST FLOOR LANDING

Having sealed unit double glazed uPVC window to side elevation, smoke alarm, access to roof space and cupboard housing gas fired combination boiler providing for both domestic hot water and heating.

BEDROOM ONE

11'2" x 10'10" (3.40m x 3.30m)
(door recess in addition) Having sealed unit double glazed uPVC window to front elevation, coved ceiling and radiator.

BEDROOM TWO

11'2" x 9'0" (3.40m x 2.74m)
(door recess & wardrobe in addition) Having sealed unit double glazed uPVC window to rear elevation, radiator and built-in wardrobe.

BEDROOM THREE

7'10" x 6'10" (2.39m x 2.08m)
Having sealed unit double glazed uPVC window to front elevation, coved ceiling, radiator and built-in cupboard.

BATHROOM

Having sealed unit double glazed uPVC window to rear elevation, heated towel rail, tiled walls and tiled floor. Fitted with a white suite comprising: shaped bath with mixer shower fitting & anti-splash screen over, hand basin inset to vanity unit with cupboard under and WC with concealed cistern.

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EXTERIOR

To the front of the property there is a lawned garden with borders, enclosed by picket fencing and with a footpath leading to the front entrance door.

To the rear of the property there is a driveway providing off-road parking which gives access to the:

GARAGE

Having up-and-over door, light, power and attached store with uPVC door to garden.

Gated access to the:

SIDE/REAR GARDEN

Being enclosed by timber fencing and having shaped lawn, paved patio and garden shed.





SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired combination 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

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.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

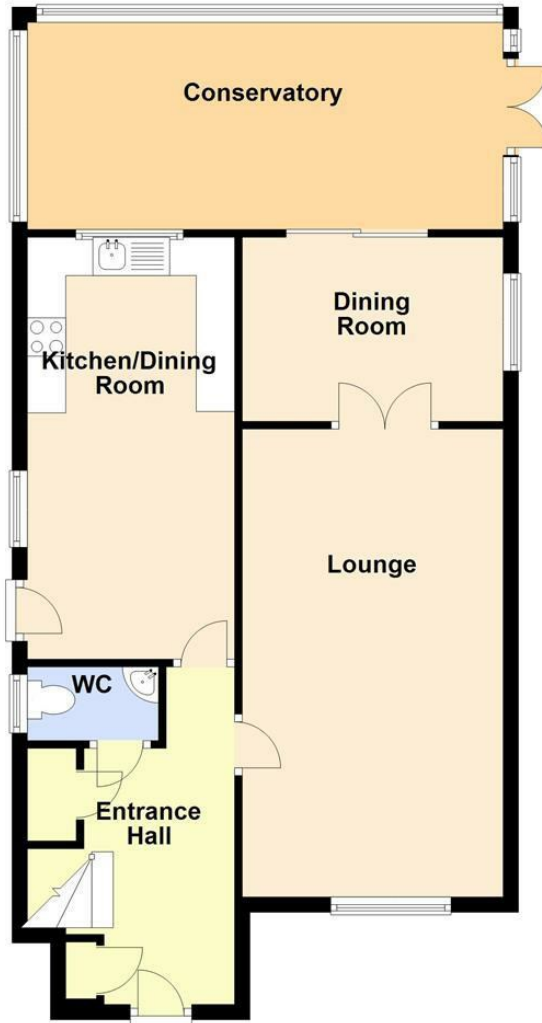
Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of £300 if you use their services. 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.



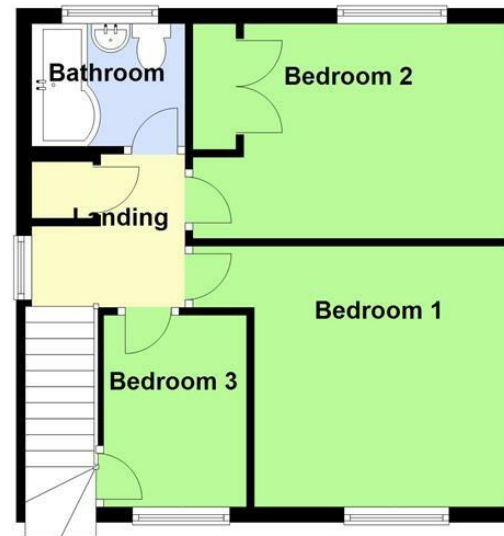
Ground Floor

Approx. 73.4 sq. metres (790.2 sq. feet)



First Floor

Approx. 39.1 sq. metres (420.4 sq. feet)



Total area: approx. 112.5 sq. metres (1210.6 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	