



£165,000

80 Willoughby Road, Boston, Lincolnshire, PE21 9HN

NEWTONFALLOWELL



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Boston, Lincolnshire, PE21 9HN
£165,000**

ACCOMMODATION

Part glazed uPVC front entrance door with fanlight above leading to the:

ENTRANCE HALL

Having coved ceiling, radiator, laminate flooring, smoke alarm, staircase rising to first floor and understairs storage cupboard.

LOUNGE/DINER

25'11" x 13'4" (max) (7.90m x 4.06m (max))

Having sealed unit double glazed uPVC box bay window to front elevation with feature stained glass top windows, sealed unit double glazed uPVC french doors to rear elevation & garden, coved & textured ceiling with two moulded ceiling roses, two radiators, telephone connection point and feature open fireplace with tiled back & hearth and wooden surround.

A wonderfully renovated family home overlooking the Maud Foster Waterway and within walking distance of Boston Town Centre. This mid terrace house has well presented accommodation comprising: entrance hall, 25' lounge/diner, kitchen and family/breakfast room to ground floor. Three bedrooms and bathroom to first floor. Outside the property has off-road parking to the front and an enclosed rear garden extending to approximately 150 feet, subject to survey. The property benefits from gas central heating and double glazing.



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KITCHEN

11'8" x 10'2" (3.56m x 3.10m)

Having sealed unit double glazed uPVC window to side elevation, coved ceiling and tiled floor. Fitted with a range of base units with work surfaces and tiled splashbacks comprising: 1 1/4 bowl composite sink with drainer & mixer tap inset to work surface, cupboards, shelving, space & plumbing for automatic washing machine under. Work surface return with inset gas hob, integrated electric oven & cupboards under, extractor over. Open to the:

FAMILY/BREAKFAST ROOM

13'2" x 11'7" (4.01m x 3.53m)

Having sealed unit double glazed uPVC window and part glazed uPVC door to side elevation, sealed unit double glazed uPVC french doors to rear elevation, coved ceiling, radiator and laminate flooring.



FIRST FLOOR LANDING

Having radiator, smoke alarm and access to roof space.

BEDROOM ONE

16'9" x 11'7" (5.11m x 3.53m)

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

BEDROOM TWO

12'0" x 10'8" (3.66m x 3.25m)

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





BEDROOM THREE

11'9" x 9'6" (3.58m x 2.90m)

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

BATHROOM

Having two sealed unit double glazed uPVC windows to side elevation, radiator, heated towel rail and cupboard housing gas fired combination boiler providing for both domestic hot water and heating. Fitted with a suite comprising: freestanding bath with hand held shower attachment, walk-in double shower enclosure with overhead rainfall & hand held shower fitting, close coupled WC and pedestal wash hand basin.



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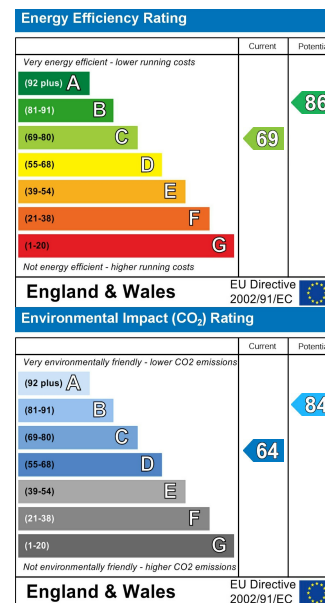
EXTERIOR

To the front of the property there is a concrete area which provides off-road parking for two cars.

REAR GARDEN

A good sized rear garden extending to 150 feet (STS) and having paved patio off family/breakfast room, further paved patio with two sheds, two lawned areas, various trees, shrubs & bushes, concrete footpath to the bottom of the garden with two further garden sheds. There is rear access across the neighbouring property for bins, etc. (note: no property has right of access to rear of this property)





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 B.

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.

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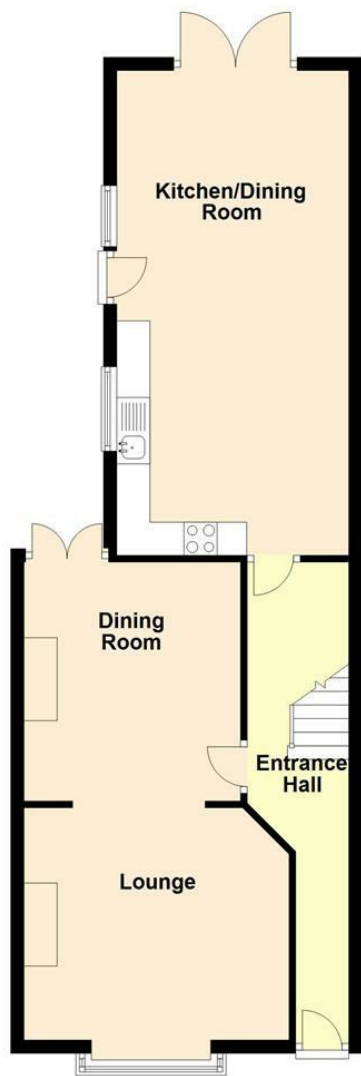
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For more information please call in the office or telephone 01205 353100.

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Ground Floor

Approx. 61.5 sq. metres (661.4 sq. feet)



First Floor

Approx. 59.9 sq. metres (645.3 sq. feet)



Total area: approx. 121.4 sq. metres (1306.7 sq. feet)



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