



41 Woodville Road

Boston, Lincolnshire, PE21 8AR

NEWTONFALLOWELL 

41 Woodville Road
Boston, Lincolnshire, PE21 8AR
£169,995

A detached house in a popular residential location. Having accommodation comprising: entrance lobby, dining room, lounge, inner lobby, conservatory, dining kitchen, bathroom, rear entrance lobby and cloakroom to ground floor. Three bedrooms and cloakroom to first floor. Outside the property has a driveway providing off-road parking, a garage and a good sized enclosed rear garden. The property benefits from gas central heating and double glazing. NO CHAIN

ACCOMMODATION

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

ENTRANCE LOBBY

Having smoke alarm and staircase rising to first floor.

DINING ROOM

12'6" x 11'7" (3.81m x 3.53m)

Having sealed unit double glazed uPVC windows to front & side elevations, double glazed french doors to rear elevation, radiator and open fireplace with tiled surround & hearth.



LOUNGE

14'8" (max) x 11'6" (4.47m (max) x 3.51m)

Having sealed unit double glazed uPVC box bay window to front elevation, coved ceiling, two radiators, television aerial connection point and gas fire with tiled surround & hearth.

INNER LOBBY

Having understairs storage cupboard and door to the:

CONSERVATORY

8'1" x 6'4" (2.46m x 1.93m)

Of sealed unit double glazed uPVC frame construction on brick walls with polycarbonate roof. Having part wood panelled walls, vinyl flooring and door to side elevation and garden.

DINING KITCHEN

20'8" x 10'1" (6.30m x 3.07m)

Having sealed unit double glazed uPVC windows to both side elevations, further window overlooking the conservatory, radiator and access to roof space. Fitted with a range of base & wall units with work surfaces and tiled splashbacks comprising: stainless steel sink with drainer inset to work surface, cupboard, space & plumbing for automatic washing machine under. Work surface return with space for gas cooker, cupboards & drawers under, cupboards & glazed display cupboard over.

BATHROOM

Having internal window to side elevation, heated towel rail, fully tiled walls, panelled bath with electric shower fitting over, close coupled WC and pedestal wash hand basin.

REAR ENTRANCE LOBBY

Having part glazed uPVC door to rear elevation, sealed unit double glazed uPVC window to side elevation and polycarbonate roof.

CLOAKROOM

Having sealed unit double glazed uPVC window to rear elevation, low level WC and wall mounted gas fired boiler providing for both domestic hot water and heating.

FIRST FLOOR LANDING

Having access to roof space.

BEDROOM ONE

12'6" x 11'7" (3.81m x 3.53m)

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

BEDROOM TWO

12'6" x 11'7" (max) (3.81m x 3.53m (max))

Having sealed unit double glazed uPVC window to front elevation, radiator, picture rail, built-in cupboard and built-in wardrobe.

BEDROOM THREE

10'0" x 5'8" (3.05m x 1.73m)

Having sealed unit double glazed uPVC window to front elevation, radiator and built-in cupboard.

FURTHER CLOAKROOM

Having sealed unit double glazed uPVC window to side elevation, close coupled WC and wash hand basin inset to vanity unit.

EXTERIOR

To the front of the property there is a garden enclosed by hedging. There is an extra off-road parking space to the side of the property and a driveway provides off-road parking and leads to the:

GARAGE

17'2" x 10'9" (5.23m x 3.28m)

Having double doors to front and service door to garden.



REAR GARDEN

A good sized rear garden fully enclosed with side access. Majority laid to lawn with various trees and shrubs, having paved patio and garden shed with light & power.

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 B.

DIRECTIONS

From our offices in Wide Bargate proceed to the Bargate End roundabout and take the third exit on to John Adams Way. Proceed over Haven Bridge and at the next roundabout take the second exit on to Liquorpond Street. Turn left on to Broadfield Street and continue on to Broadfield Lane. Turn right on to Peck Avenue then turn right on to Woodville Road. The subject property can be located on the left hand side, as identified by our For Sale board.

VIEWING



By appointment with Newton Fallowell - telephone 01205 353100.

AGENT'S NOTE

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.

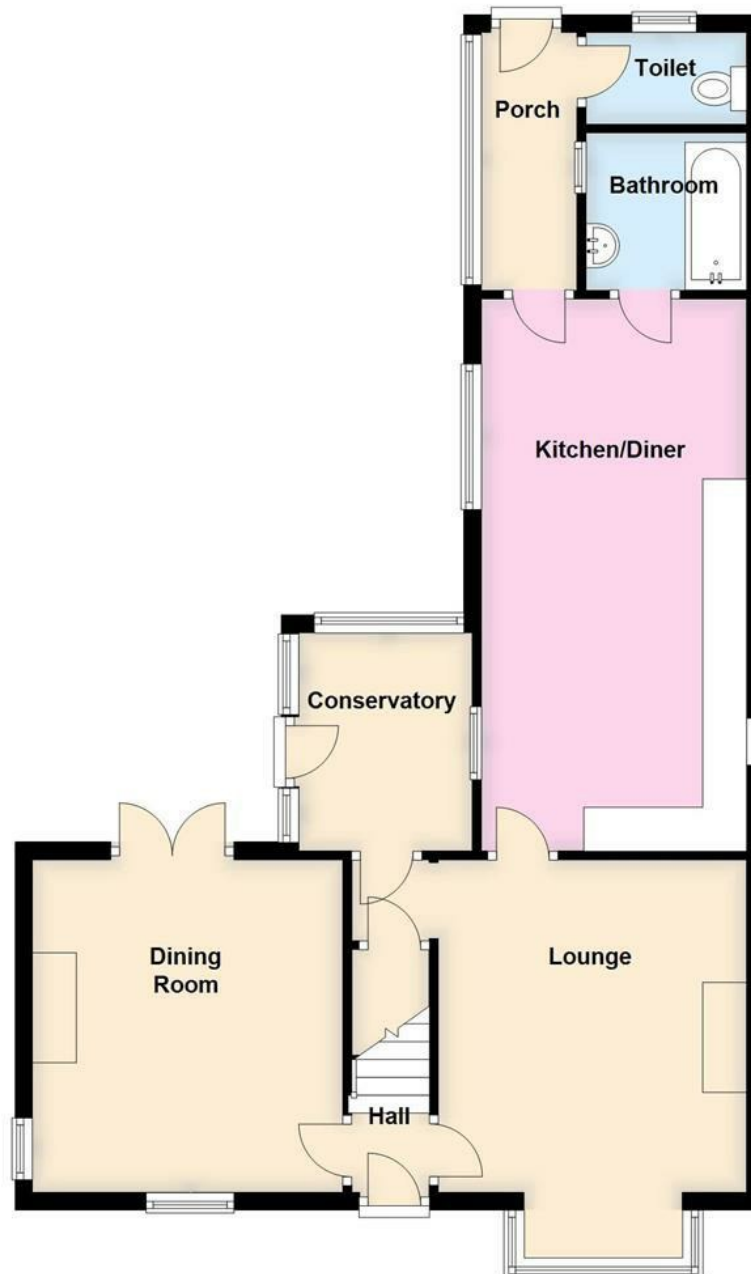
These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has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



| Energy Efficiency Rating | | Current | Potential |
|---|--|---|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 80 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | 34 | |
| (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 | | | 76 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | 28 | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| | |  | |

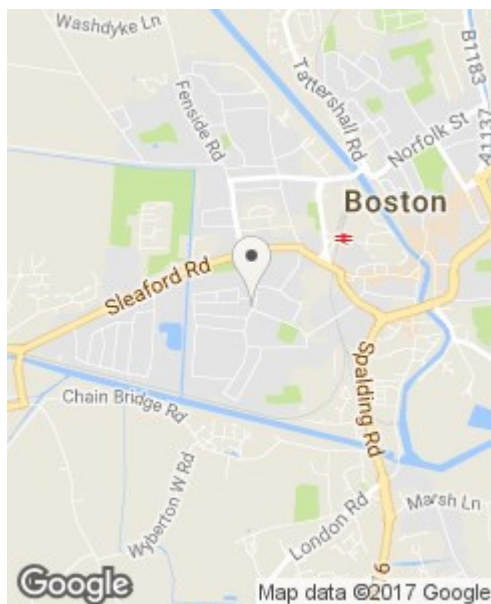
Ground Floor

Approx. 66.6 sq. metres (717.3 sq. feet)



First Floor

Approx. 40.1 sq. metres (431.4 sq. feet)



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