



**20 Margaret Drive**

Boston, PE21 9AL

- Semi Detached House, Popular Location
- Three Bedrooms, Bathroom
- Lounge/Diner, Further Sitting Room
- Kitchen, Downstairs WC, Garage, Rear Garden

**£179,950**

EPC Rating 'TBC'





## Property Description

### THE ACCOMMODATION

The accommodation comprises UPVC double glazed decorative door with glass side panel giving access to:-

### ENTRANCE HALLWAY

Having single panelled radiator with shelf over, UPVC double glazed window to side elevation, central heating thermostat, BT telephone point, staircase leading to first floor landing.

### LOUNGE/DINER

13' 3" x 15' 11" (4.05m x 4.87m) Lounge Area having gas fire with marble hearth and wooden surround, bay window to front elevation, double panelled radiator. Archway leading to:-

### DINING AREA

11' 1" x 11' 3" (3.39m x 3.44m) Having double panelled radiator, open into Kitchen, Glass sliding doors to:-



#### FURTHER SITTING ROOM

9' 5" x 11' 3" (2.88m x 3.43m) Having sliding doors to garden, spot-lights to ceiling, double panelled radiator.

#### KITCHEN

9' 4" x 11' 4" (2.85m x 3.456m) Having window to front elevation, spot-lights to ceiling, a range of units and drawers to base and eye level with worktop over and inset sink and drainer with mixer tap over, gas hob with extractor fan over, wine rack, space and plumbing for automatic washing machine, built-in Bosch electric oven, built-in microwave, tiled splashbacks, double panelled radiator. Wooden Slatted split level door leading to:-



#### REAR ENTRANCE HALL

Having cupboard housing the boiler and alarm system. UPVC double glazed door leading to DRIVEWAY.

#### DOWNSTAIRS WC

Having toilet with pull chain, single panelled radiator.

#### STAIRCASE TAKEN FROM ENTRANCE HALLWAY LEADING TO

FIRST FLOOR LANDING Having window to front elevation, single panelled radiator, airing cupboard housing the hot water cylinder, spot-lights to ceiling, dimmer switch.

#### BEDROOM ONE

10' 6" x 11' 11" (3.219m x 3.639m) Having window to front elevation, single panelled radiator, BT telephone point, built-in wardrobes.



#### BEDROOM TWO

11' 2" x 12' 4" (3.429m x 3.778m) Having window to rear elevation, single panelled radiator, built-in wardrobes and vanity unit.

#### BEDROOM THREE

8' 0" x 8' 5" (2.45m x 2.59m) Having window to front elevation, double panelled radiator, built-in wardrobe.



#### BATHROOM

Having spot-lights to ceiling, fully tiled, panelled bath with shower over, vanity wash hand basin with mixer taps, low level WC, double panelled radiator, shaver point, extractor fan, window to rear elevation.

#### OUTSIDE

The property is approached via a block-paved driveway providing off road parking for several vehicles and giving access to:-

#### SINGLE GARAGE

10' 2" x 27' 8" (3.120m x 8.44m) Having electric door, window to rear elevation, personal door, power and light.



#### GARDENS

To the rear of the property there is a block paved patio area and pathway leading to the rear of the garden. There is a lawn, Greenhouse, shrubs and flowers. There is a Storage Shed with windows.

#### DRURYS

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation. We can also offer full Financial and Solicitor services.

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By Appointment Only - Please contact the selling agent to arrange a viewing.

