



## Leagate Road, Tumbly, Boston, PE22 7SY

- VERY well presented, REFURBISHED and SPACIOUS 1,000 sq ft THREE bedroom, TWO bath/shower room, detached BUNGALOW with NO 'upward CHAIN'
- 185 sq ft LOUNGE with bay window, NEW FLOORING throughout
- NEW modern fitted KITCHEN DINER including soft closure, fan assisted electric oven, ceramic hob, black glazed sink, space/plumbing fridge freezer and slimline dishwasher etc
- NEW FRENCH doors, Previously REPLACED UPVC double glazing including external door
- FRENCH DOORS to SOUTH WEST FACING, PRIVATE and fully NEW fenced LOW MAINTENANCE garden including PATIO, covered PERGOLA to LARGE SHED, and a filtered raised pond
- GARAGE (with light, power and NEW vehicular door), EXTENSIVE secure PARKING including for CARAVAN if required
- NEW BATHROOM and NEW UTILITY SHOWER ROOM including DOUBLE WIDTH shower
- NEW built in full wall width mirror fronted WARDROBE to master bedroom, TRIPLE wardrobe to second double bedroom
- Previously REPLACED mains GAS CENTRAL HEATING SYSTEM including BOILER, HIVE remote control system, Current ELECTRICAL CERTIFICATION
- POPULAR LOCATION to the edge of WELL SERVICED LARGE VILLAGE

**Guide Price £215,000**



# Leagate Road, Tumbly, Boston, PE22 7SY

## DESCRIPTION

This is a very well presented, refurbished and spacious 1,000 sq ft three bedroom, two bath/shower room, detached bungalow with garage (having light, power and new vehicular door), extensive secure parking including for caravan if required, French doors and pedestrian side gate accesses to south west facing, private and fully new fenced low maintenance garden (including patio, covered pergola to large shed, and a filtered raised pond), all in a popular location to the edge of the well serviced large village of Coningsby, and there is NO 'upward CHAIN'.

It also benefits from new French doors, previously replaced UPVC double glazing including external door, previously replaced mains gas central heating system including boiler, Hive remote control heating system, current electrical certification, new flooring throughout, external lighting, power (front and rear) and water supplies, and is offered freehold.

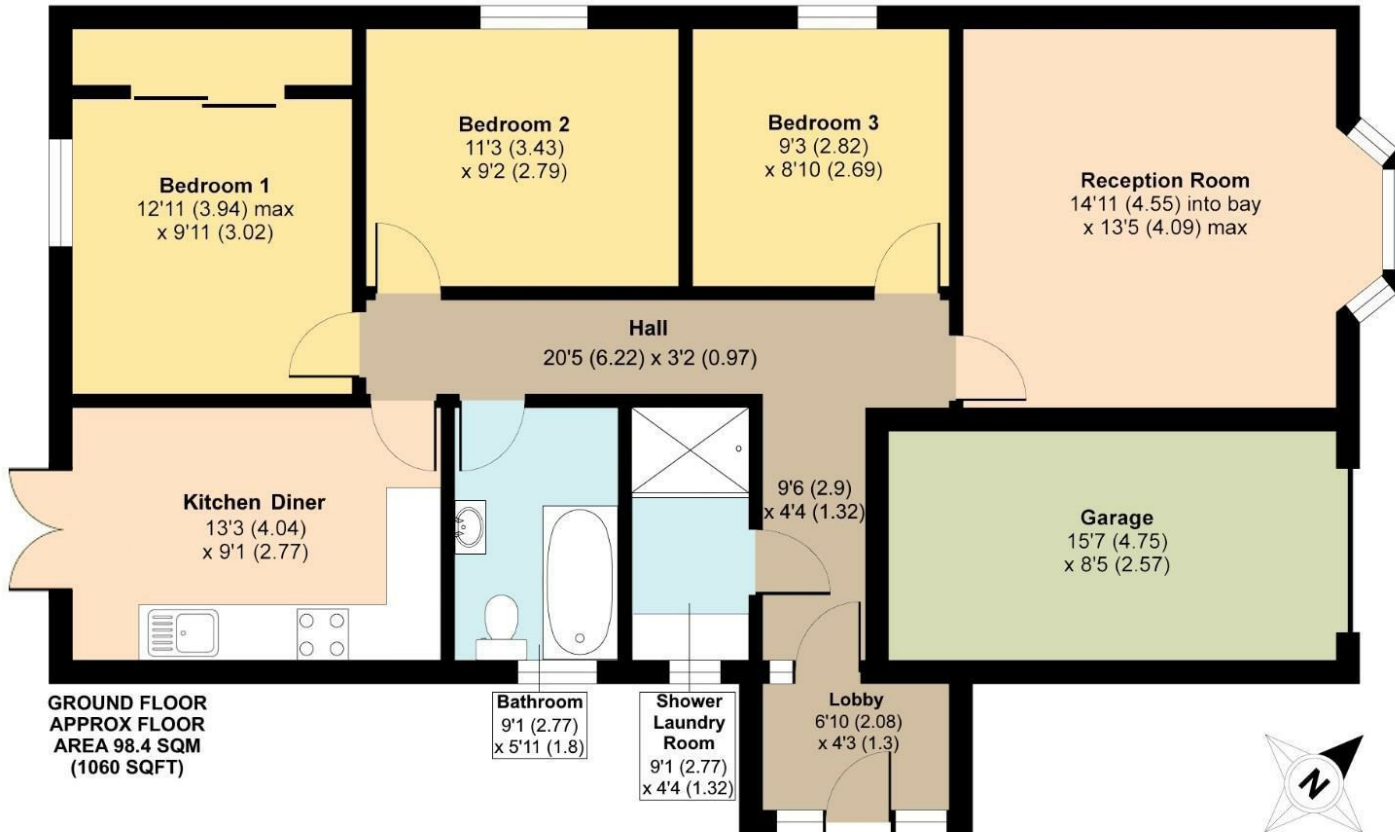
The property consists of an entrance lobby, spacious 'L' shaped reception hall, 185 sq ft lounge with bay window, new modern fitted kitchen diner (with French doors to garden, soft closure drawers including pan, fan assisted electric oven, ceramic hob, black glazed sink, space/plumbing fridge freezer and slimline dishwasher etc), new bathroom and new utility shower room including double width shower, master bedroom with new built in full wall width mirror fronted wardrobe, second double bedroom with triple wardrobe and generous third bedroom.

It is conveniently placed for the Co-Op village supermarket with petrol station and is to the edge of the well serviced large village of Coningsby, whose amenities include supermarket, post office, doctors, public house restaurants and the Battle of Britain Visitor Centre. Coningsby is separated by the River Bain for fishing from historic Tattershall with it's National Trust castle, schools, country park and water sports centre and the property is less than five miles from Woodhall Spa, home of the National Golf Centre.





# The New Bungalow, Leagate Road, Boston, PE22



APPROX. GROSS INTERNAL FLOOR AREA 1060 SQ FT 98.4 SQ METRES (INCLUDES GARAGE)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

## Viewings

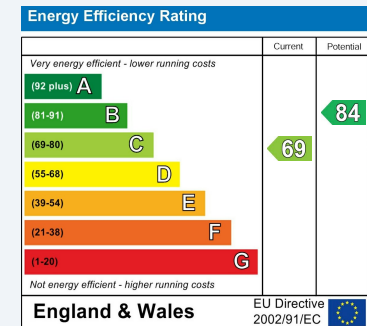
Please contact [horncastle@hunters.com](mailto:horncastle@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.