



West Fen Drainside, Frithville, Boston, PE22 7EU

- SPACIOUS 1,208 sq ft THREE DOUBLE bedroom detached BUNGALOW in need of UPDATING, on a GENEROUS PLOT, with NO 'upward CHAIN'
- IN and OUT DRIVE with parking for SIX cars including CARAVAN if required
- Wooden detached OUTBUILDING 338 sq ft including OFFICE and open fronted STORE
- Fitted KITCHEN including slot in electric cooker, space for fridge freezer, space/plumbing for washing machine and external rear door
- Aluminium DOUBLE GLAZING including external doors, CENTRAL HEATING
- GENEROUS front GARDEN and SOUTH WEST facing, fenced REAR and SIDE GARDENS including PRIVATE and stone paved PATIO
- Attached GARAGE WORKSHOP 220 sq ft (with light, power, central heating, rear pedestrian door and window)
- Dual aspect LOUNGE DINER 268 sq ft with feature fireplace, 2 ceiling lights and 2 wall lights
- BATH and SHOWER room, walls tiled, having bath, corner quadrant shower cubicle with curved glass door and pedestal hand basin, Separate W.C.
- ONLY 2.8 miles to WELL SERVICED LARGE VILLAGE and 4 miles to MAJOR TOWN including hospital and TRANSPORT LINKS including train station

Price £230,000



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DESCRIPTION

This is a spacious 1,208 sq ft three double bedroom detached bungalow, in need of updating, on a generous plot, with NO 'upward CHAIN', only 2.8 miles to the well serviced large village of Sibsey and 4 miles to the major town of Boston, that includes hospital and transport links such as train station.

To the outside of the property there is a generous front garden, south west facing and fenced rear and side gardens (including private and stone paved patio), in and out drive with parking for six cars including caravan if required, an attached garage workshop 220 sq ft (with light, power, central heating, rear pedestrian door and window), and a wooden detached outbuilding 338 sq ft (including office and open fronted store).

The property consists of recessed front door porch with a ceiling light, generous staggered 'L' shaped hall including 2 built in full height cupboards (cloaks and airing cupboards), dual aspect lounge diner 268 sq ft (with feature fireplace, 2 ceiling lights and 2 wall lights), fitted kitchen (including slot in electric cooker, space for fridge freezer, space/plumbing for washing machine and an external rear door), bath and shower room (walls tiled, having bath, corner quadrant shower cubicle with curved glass door and a pedestal hand basin), separate W.C, and the three double bedrooms.

It also benefits from aluminium double glazing including external doors, central heating, and is offered freehold.

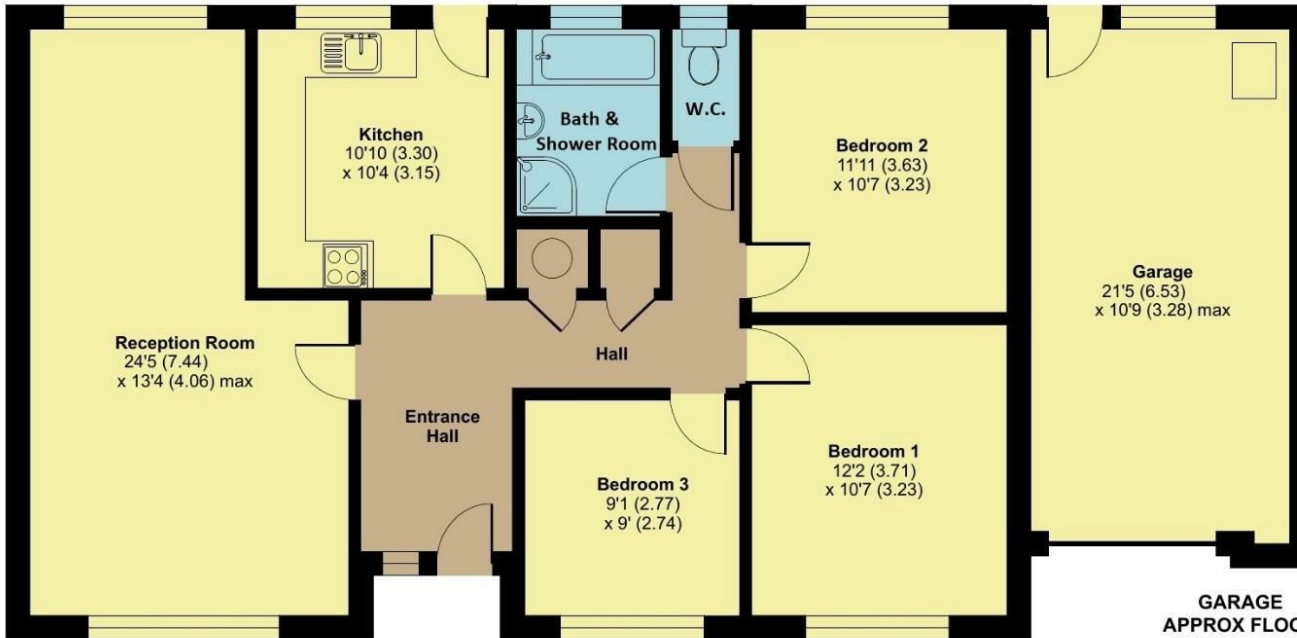




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Approximate Area = 980 sq ft / 91 sq m
 Garage = 228 sq ft / 21.2 sq m
 Total = 1208 sq ft / 112.2 sq m
 For identification only - Not to scale



**APPROX FLOOR
 AREA 91 SQ M
 (980 SQ FT)**

**GARAGE
 APPROX FLOOR
 AREA 228 SQ M
 (228 SQ FT)**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2024. Produced for Hunters Property Group. REF: 1184607

Viewings

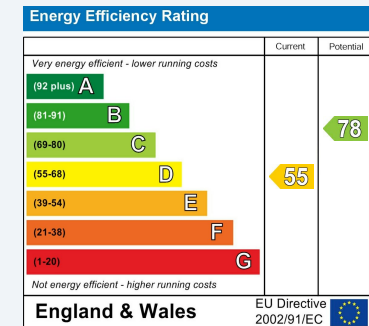
Please contact horncastle@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



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