



91 Boston Road, Spilsby, PE23 5HH



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Freehold

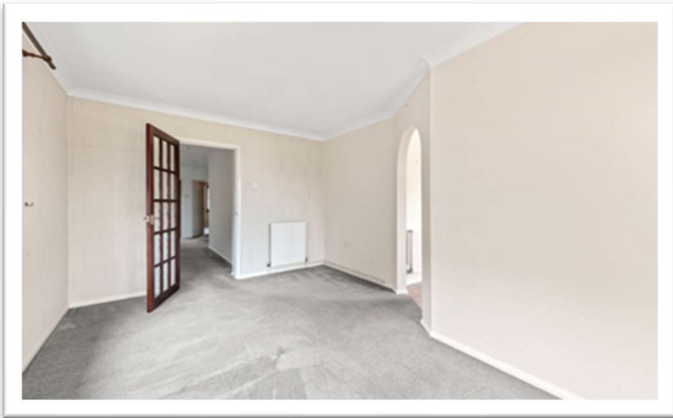
£290,000



Key Features

- Detached bungalow
- Three bedrooms
- Lounge, dining room & conservatory
- Kitchen & utility
- En-suite & bathroom
- Driveway & garage
- Plot approx. 0.19 acre (STS)
- EPC rating D





A detached bungalow on a good sized plot of approximately 0.19 acre, subject to survey with an open view to the rear. Having accommodation comprising: entrance hall, lounge, dining room, conservatory, kitchen, utility, master bedroom with en-suite, two further bedrooms and bathroom. Outside the property has a driveway providing off-road parking, a detached garage and an enclosed rear garden. The property benefits from gas central heating and double glazing. NO CHAIN



ACCOMMODATION

Porch recess with part glazed entrance door & side screen through to the:

ENTRANCE HALL

Having covered ceiling, two radiators and built-in airing cupboard housing hot water cylinder with shelving.

LOUNGE

5.02m x 4.22m (16'6" x 13'10")

Having bow window to front elevation, further window to side elevation, coved ceiling and two radiators.

DINING ROOM

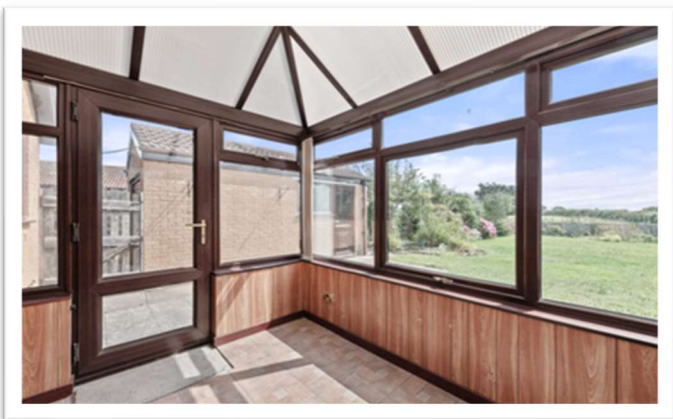
4.74m x 3.32m (15'7" x 10'11")

(max) Having window to side elevation, coved ceiling and radiator. Archway to the kitchen and sliding doors to the:

CONSERVATORY

3.15m x 2.35m (10'4" x 7'8")

Of sealed unit double glazed uPVC frame construction on brick walls with polycarbonate roof. Having glazed door to garden and tiled floor.



 **NEWTON FALLOWELL**





KITCHEN

3.13m x 3.05m (10'4" x 10'0")

Having windows to side & rear elevations, inset ceiling spotlights, radiator and tiled floor.

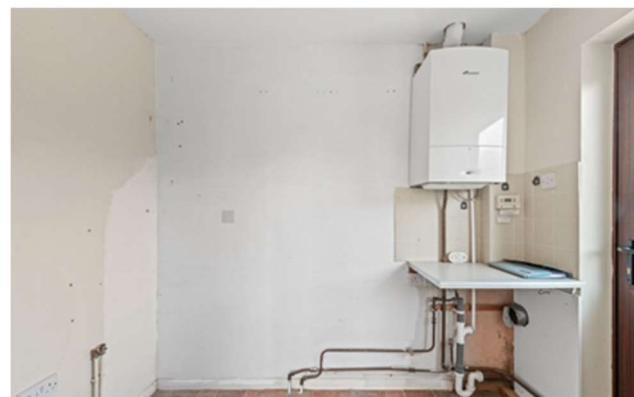
Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards, space & plumbing for dishwasher under.

Work surface return with cupboards & drawers under, cupboards over. Further work surface return with inset electric hob cupboards & drawers under, cupboards & extractor over, tall unit to side housing integrated electric oven, cupboard under & cupboard over. Archway through to the:

UTILITY

2.65m x 1.56m (8'8" x 5'1")

Having part glazed door to side elevation, tiled floor, space & plumbing for automatic washing machine & tumble dryer, wall mounted gas fired boiler providing for both domestic hot water & heating.



MASTER BEDROOM

4.01m x 3.92m (13'2" x 12'11")

Having window to rear elevation, coved ceiling, radiator and fitted wardrobes.



EN-SUITE

3.23m x 1.63m (10'7" x 5'4")

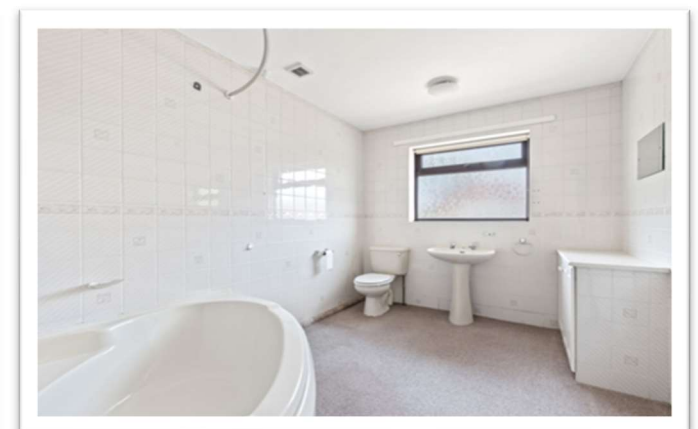
(max) Having window to side elevation, radiator, tiled walls, tiled floor, storage cupboard, shower enclosure with shower fitting, close coupled WC and pedestal hand basin.



BEDROOM TWO

4.14m x 2.92m (13'7" x 9'7")

Having window to front elevation, coved ceiling, radiator and built-in wardrobe.



BEDROOM THREE

3.86m x 2.93m (12'8" x 9'7")

Having window to side elevation, coved ceiling, radiator and built-in wardrobe.

BATHROOM

3.03m x 2.35m (9'11" x 7'8")

Having window to side elevation, radiator, extractor, built-in cupboard with vanity surface over, corner panelled bath, close coupled WC and pedestal hand basin.

EXTERIOR

To the front of the property there is a lawned garden with a border. A driveway provides off-road parking with a turning area and extends down the side of the property to the:

DETACHED GARAGE

Of brick & tile construction and having an up-and-over door, window & part glazed door to side, light and power.

REAR GARDEN

Being enclosed and laid to lawn with established borders and having a paved patio and an informal pond.

THE PLOT

The property occupies a plot of approximately 0.19 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators and the property is double glazed. The current council tax is band D.

VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.



Floorplan



Total area: approx. 129.4 sq. metres (1392.7 sq. feet)



View to rear



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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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