



**50% Shared Ownership £72,000**

16 St. Swithins Close, Bicker, Boston, Lincolnshire, PE20 3AW

**NEWTON**FALLOWELL 



**St. Swithins Close, Bicker**  
**Boston, Lincolnshire, PE20 3AW**  
**50% Shared Ownership £72,000 Leasehold**

#### ACCOMMODATION

Part glazed front entrance door through to the:

#### ENTRANCE HALL

Having laminate flooring, electric wall heater, staircase rising to first floor and built-in storage cupboard. Open to the lounge & kitchen and door to the:

#### CLOAKROOM

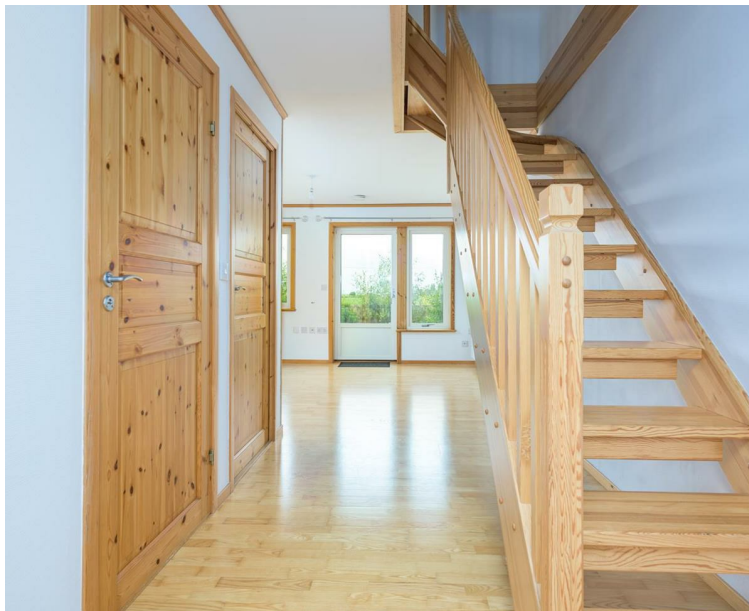
Having laminate flooring, close coupled WC and hand basin.

#### KITCHEN

9'4" x 7'3" (2.84m x 2.21m)

Having uPVC window to front elevation, laminate flooring, work surface with inset stainless steel sink & drainer, cupboards under, cupboards over. Work surface return with space for electric cooker, cupboard & drawers under, cupboards over.

**\*\*50% SHARED OWNERSHIP\*\*** Ideal for first time buyers, this Swedish style semi-detached Eco House is on the edge of the popular village of Bicker with an open view to the rear over farmland. Designed with the environment in mind the property benefits from uPVC triple glazing and solar/electric heating. Having accommodation comprising: entrance hall, lounge, kitchen and cloakroom to ground floor. Two bedrooms and bathroom to first floor. Outside the property has a driveway which provides off-road parking and an enclosed rear garden. The property is 50% shared ownership and any interested parties must be approved by Help to Buy and have a local connection to Bicker or the surrounding parish.



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## LOUNGE

14'1" x 12'2" (4.29m x 3.71m)

Having uPVC windows & part glazed door to rear elevation, laminate flooring, electric wall heater, television aerial & telephone connection points.



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### FIRST FLOOR LANDING

Having laminate flooring and built-in cupboard.

### BEDROOM ONE

14'1" x 10'2" (4.29m x 3.10m)

Having two uPVC windows to rear elevation with views over open farmland, laminate flooring, electric wall heater and television aerial connection point.

### BEDROOM TWO

14'1" x 8'6" (4.29m x 2.59m)

Having two uPVC windows to front elevation, laminate flooring, electric wall heater, television aerial & telephone connection points.

### BATHROOM

7'7" x 6'3" (2.31m x 1.91m)

Having tiled floor, tiled walls, extractor, bath inset to tiled surround, close coupled WC and wall mounted hand basin with mirror & light over.





### EXTERIOR

To the front of the property there is a lawned garden and a footpath leading to the front entrance door. A concrete driveway provides off-road parking and extends down the side of the property where there is gated access to the:

### REAR GARDEN

Being enclosed and majority laid to lawn with borders, concrete footpaths and garden shed.

### SERVICES

The property has mains electricity, water and drainage connected. Heating is solar & electric and the property is triple glazed. The current council tax is band A.





VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

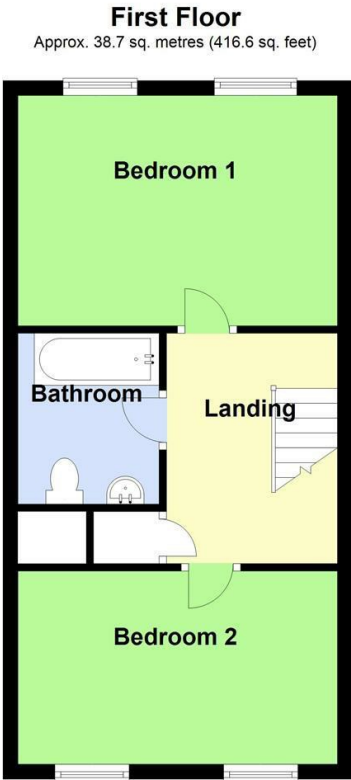
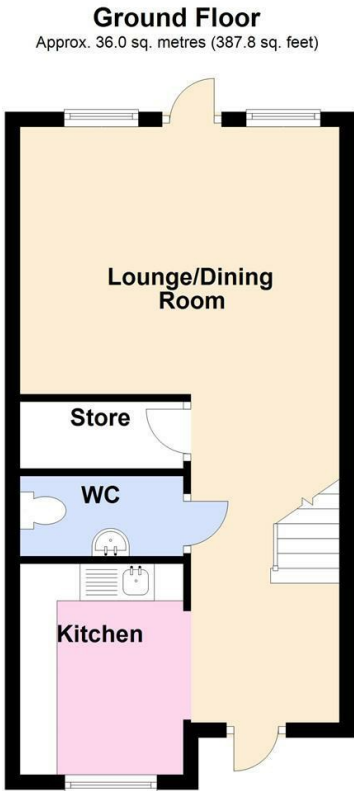
AGENT'S NOTES

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.

Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of £300 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £200 if you use their services.

For more information please call in the office or telephone 01205 353100.



Total area: approx. 74.7 sq. metres (804.3 sq. feet)



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