



18 Clover Way, Swineshead, PE23 3NW

 2  2  1

Freehold

£249,950



## Key Features

- Detached two bedroom bungalow
- Integrated BOSCH induction hob, dishwasher, fridge/freezer & oven included
- Combi 'A' rated boiler
- En-suite & bathroom
- Driveway & off-road parking
- Enclosed rear garden
- EPC rating TBC





'The Eastdale' is an extremely popular design from the renowned builders, Towey Homes. This spacious two bedroom detached bungalow comes ready to move straight into and enjoys high quality fixtures and fittings throughout. The high quality of build and attention to detail is something that has become somewhat of a trademark with Towey Homes.

The property features a light and airy entrance leading to a spacious kitchen diner. There is a lounge with patio doors to the garden and two double bedrooms, the master having en-suite shower facilities. A family bathroom completes the internal accommodation. Outside, the gardens are of a good size particularly for a new build property and come fully enclosed as standard. A driveway is positioned to the side of the property and provides parking for at least two cars.



Located in the ever-popular village of Swineshead, The Nursery, has proven to be an extremely popular development benefitting from all the local amenities Swineshead has to offer including a large Co-Op, pub, takeaways, schools and many other traditional village amenities. The larger market town of Boston lies roughly a 15-minute drive away where a wider range of amenities can be found including most major supermarkets and a train station.

### TOWEY HOMES

Towey Homes is a family owned business who are proud of their reputation to consistently deliver high quality services, on time and within a safe working environment and they have established long term partnerships with many clients. "The Nursery" will be the first exciting venture into building homes for a new generation, with such superior build quality and attention to detail, we believe Towey Homes will become a name synonymous with excellence and distinction. Each home will be constructed with care and dedication by skilled craftsmen and along with our chosen professional sales people at Newton Fallowell, we will work together to deliver the highest standards of design, construction and service to make buying your dream home a reality.



 **NEWTON FALLOWELL**





## ACCOMMODATION

The accommodation in brief comprises:

ENTRANCE PORCH

ENTRANCE HALL

LOUNGE

3.93m x 3.74m (12.9ft x 12.3ft)

DINING KITCHEN

5.29m x 4.03m (17.4ft x 13.2ft)

MASTER BEDROOM

4.05m x 3.47m (13.3ft x 11.4ft)

EN-SUITE

BEDROOM TWO

3.93m x 3.02m (12.9ft x 9.9ft)

FAMILY BATHROOM

EXTERIOR

The property has a driveway providing off-road parking and a rear garden.



## SERVICES

The property will have mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler served by radiators and the property is double glazed. The current council tax is band C.

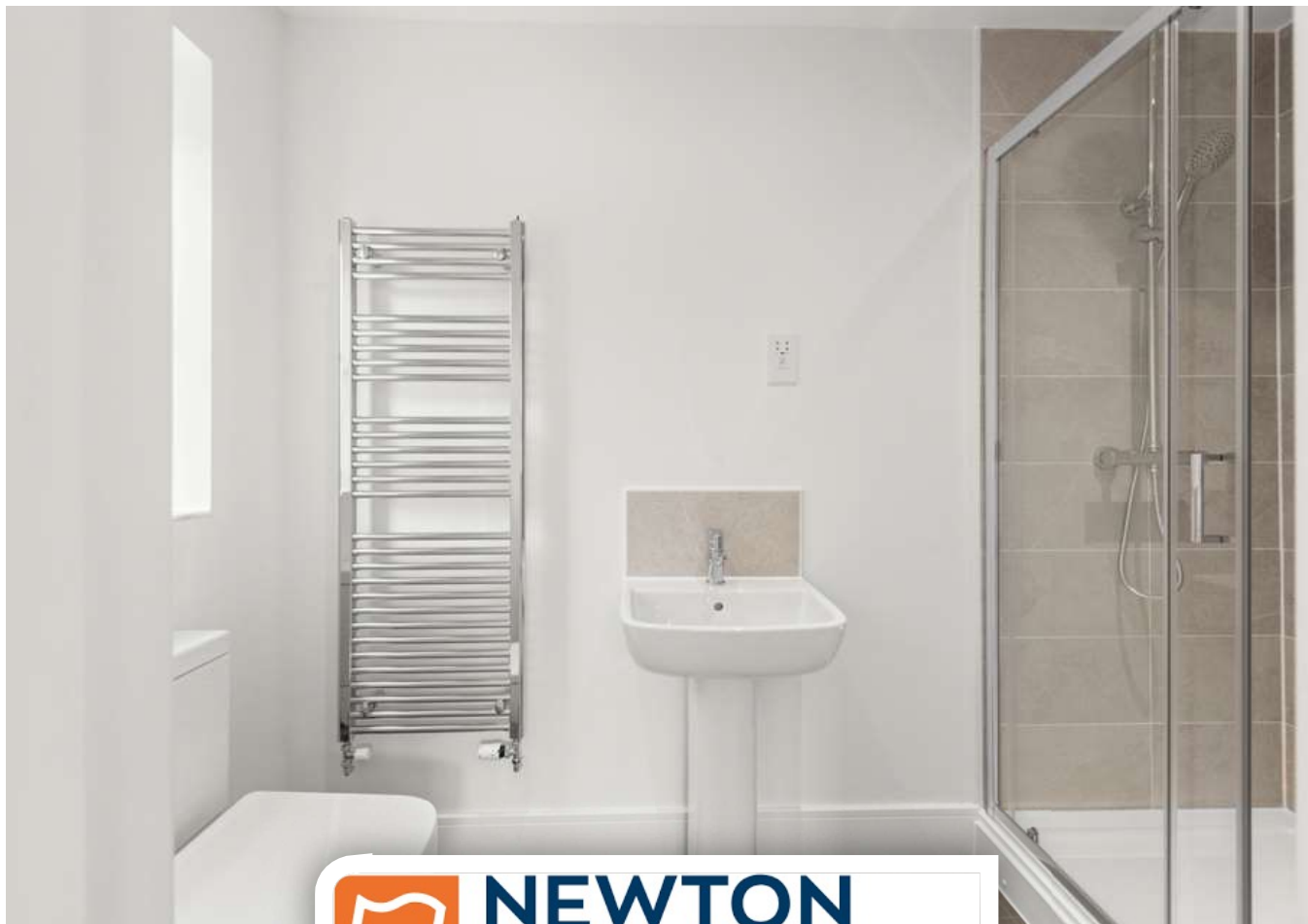
## VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

## 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.

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.

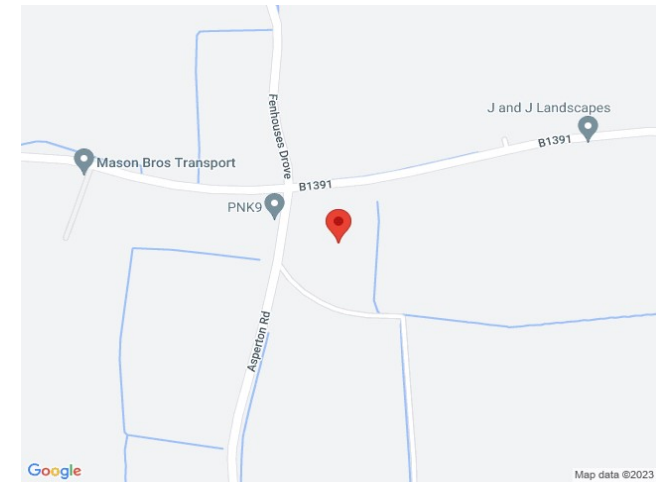
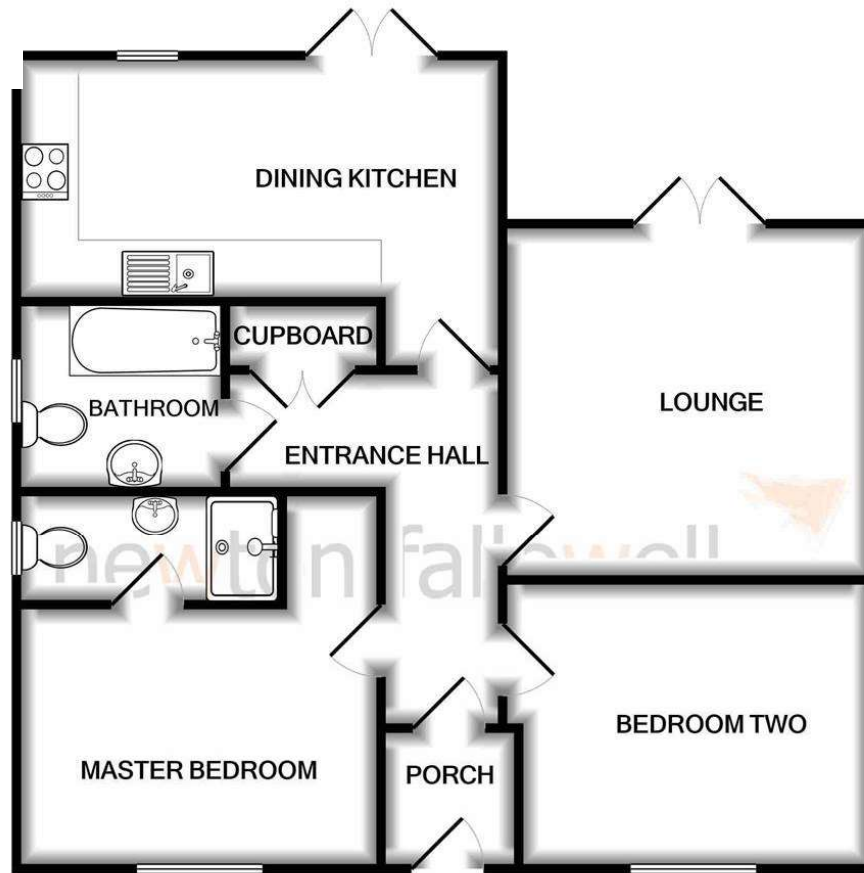




 **NEWTON FALLOWELL**



## Floorplan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
Made with Metropix ©2021

 **NEWTON FALLOWELL**

Newton Fallowell Boston (Sales)

01205 353100

boston@newtonfallowell.co.uk