



Foxes Glen, 15 Church Green Road, Fishtoft, Boston, PE21 0QG



2



1



1

Freehold

£315,000



Key Features

- Detached bungalow
- Two double bedrooms
- Dining kitchen & utility
- Lounge & conservatory
- Cloakroom & shower room
- Driveway & double garage
- Enclosed rear garden
- EPC rating D





A detached bungalow on a good sized plot of approximately 0.27 acre, subject to survey in a popular village location on the outskirts of Boston. Beautifully updated by the current owners and having well presented accommodation comprising: entrance hall, lounge, dining kitchen, conservatory, side entrance hall, utility, cloakroom, two double bedrooms and shower room. Outside the property has a lawned front garden, a driveway providing off-road parking, a double garage and an enclosed rear garden with summerhouse & brick built outbuilding. The property benefits from gas central heating and double glazing.



ACCOMMODATION

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

ENTRANCE HALL

Having coved ceiling, radiator, access to roof space and airing cupboard housing hot water cylinder.

LOUNGE

4.87m x 3.38m (16'0" x 11'1")

Having window to front elevation, coved ceiling, radiator and fireplace with marble back & hearth, electric fire and wooden surround. Part glazed double doors through to the:

DINING KITCHEN

4.29m x 4.26m (14'1" x 14'0")

Having window to rear elevation, coved ceiling with inset ceiling spotlights, radiator and wood effect flooring.

Re-fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl composite sink with drainer & mixer tap inset to work surface, cupboards & integrated dishwasher under. Work surface return with inset gas hob, integrated electric oven & cupboards under, cupboards & concealed extractor over, tall larder style units to side. Island unit with cupboards & drawers under. Sliding double doors through to the:



 **NEWTON FALLOWELL**





CONSERVATORY

4.22m x 3.00m (13'10" x 9'10")

Of sealed unit double glazed uPVC frame construction on brick walls with a new polycarbonate roof. Having french doors to rear garden, radiator and tiled floor.

SIDE ENTRANCE HALL

Having part glazed uPVC door to side elevation, coved ceiling, radiator and door to garage.

UTILITY

2.16m x 2.16m (7'1" x 7'1")

Having window to rear elevation, coved ceiling with inset ceiling spotlights, wood effect flooring, work surface with inset stainless steels sink & drainer, space & plumbing for automatic washing machine & tumble dryer under, cupboards over, space for american style fridge/freezer and new gas fired combination boiler providing for both domestic hot water & heating.

CLOAKROOM

Having window to rear elevation, tiled walls, tiled floor and low level WC.

BEDROOM ONE

4.57m x 3.08m (15'0" x 10'1")

Having window to front elevation, coved ceiling, radiator and built-in wardrobes to one wall with sliding doors.

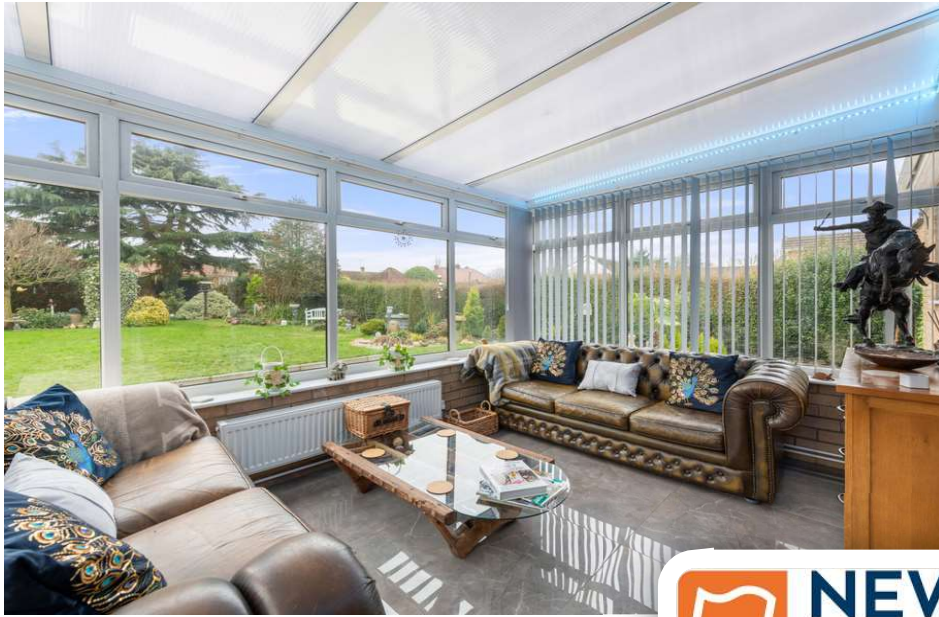
BEDROOM TWO

3.08m x 3.08m (10'1" x 10'1")

Having window to rear elevation, coved ceiling and radiator.

SHOWER ROOM

Having window to rear elevation overlooking the conservatory, radiator, tiled walls, shaver point, shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.



 **NEWTON
FALLOWELL**





 **NEWTON
FALLOWELL**

EXTERIOR

To the front of the property there is a lawned garden. A driveway provides off-road parking and leads to the:

DOUBLE GARAGE

5.50m x 5.40m (18'1" x 17'9")

Having electric door to front, up-and-over door to rear, light and power.

REAR GARDEN

Being enclosed and laid to lawn with borders and having a paved patio, concrete footpaths, raised vegetable patch, greenhouse, garden shed and summerhouse. There is also a brick built outbuilding with a fibreglass roof which has a door to the front and window to rear.

THE PLOT

The property occupies a plot of approximately 0.27 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 new gas fired combination boiler serving radiators and the property is double glazed. The current council tax is band C.

VIEWING

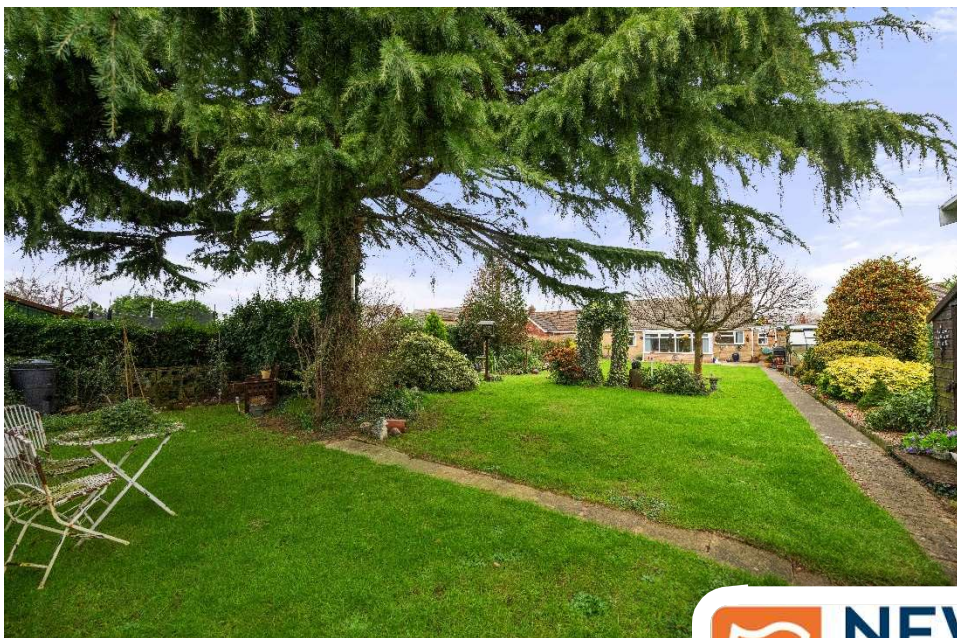
By appointment with Newton Fallowell - telephone 01205 353100.

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.

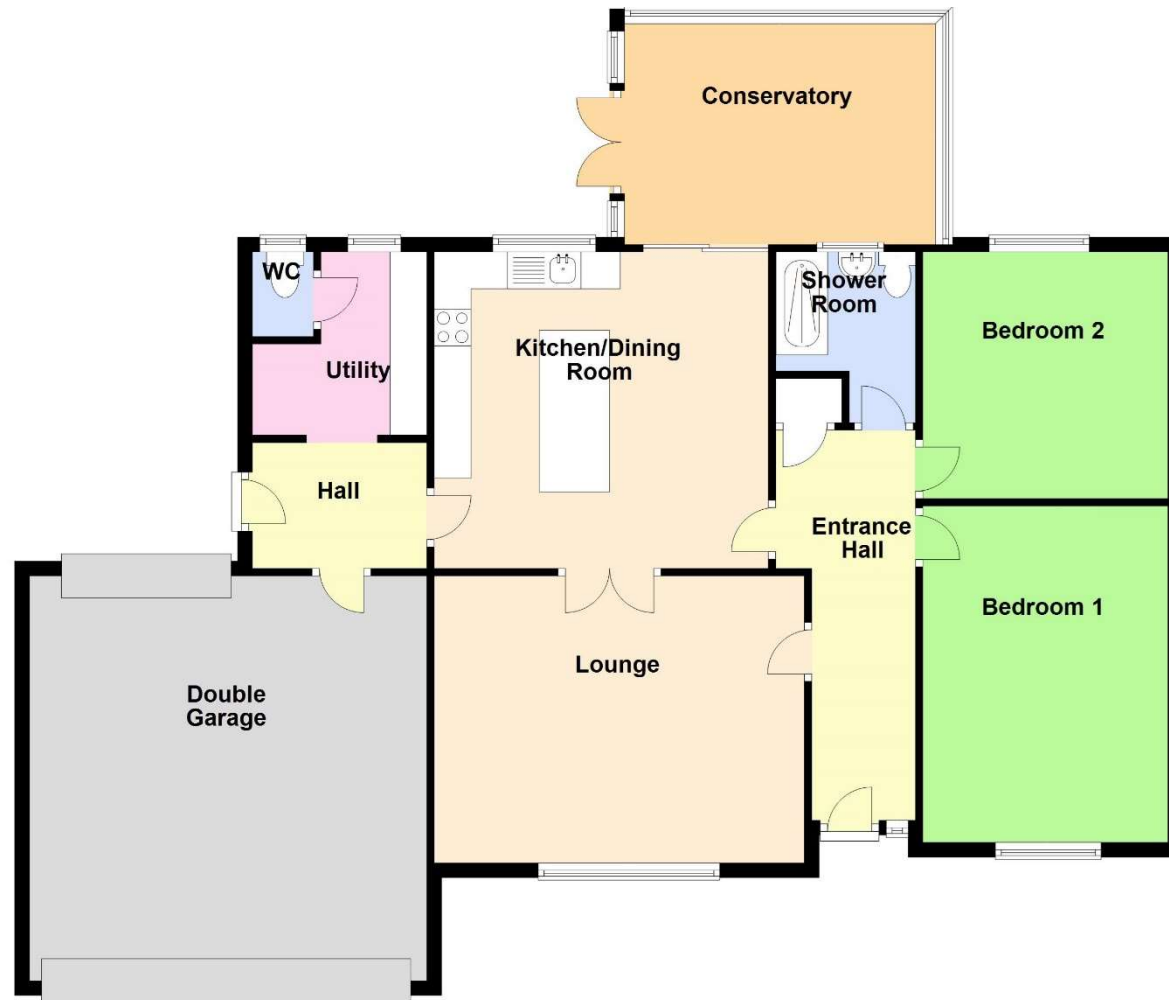




 **NEWTON
FALLOWELL**



Floorplan



Total area: approx. 134.9 sq. metres (1452.5 sq. feet)



Newton Fallowell Boston (Sales)

01205 353100

boston@newtonfallowell.co.uk