



132 Sleaford Road, Boston, PE21 7PF



3



2



2



Freehold

£289,950



## Key Features

- Detached bungalow
- Three bedrooms
- Lounge & sitting room
- Dining kitchen & utility/kitchen
- Conservatory
- Driveway & garage
- Enclosed rear garden
- Plot approx. 0.26 acre (STS)
- EPC rating D





An extremely versatile detached bungalow on a plot of approximately 0.26 acre, subject to survey and in a sought after location. Offering flexible accommodation as either a large four bedroom bungalow or a two bedroom bungalow with a self contained attached one bedroom annexe with sitting room, kitchen & shower room.

Having over 1,600 square feet of well presented accommodation comprising: entrance hall, lounge, dining kitchen, conservatory, bathroom, separate WC , two bedrooms, sitting room, side entrance hall, further bedroom and shower room. Outside the property has a lawned front garden, a driveway providing off-road parking, a garage and an enclosed rear garden. The property benefits from gas central heating and double glazing.

#### ACCOMMODATION

uPVC side entrance door with side screen through to the:

#### ENTRANCE HALL

Having coved ceiling, radiator, wall light points and built-in cupboard.

#### LOUNGE

4.79m x 4.50m (15'8" x 14'10")

Having windows to front & side elevations, coved ceiling, radiator, wall light points, television aerial connection point and fireplace with marble back & hearth, inset living flame style electric fire and wooden surround.

#### DINING KITCHEN

4.84m x 3.93m (15'11" x 12'11")

Having window & part glazed door to rear elevation, further window to side elevation, coved ceiling and radiator. 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 electric hob, cupboards & drawers under, cupboards, integrated microwave and stainless steel cooker hood over, tall unit to side housing integrated electric double oven with cupboards under & over. Further work surface with cupboards under and tall unit to side housing integrated fridge & freezer. Further work surface with cupboards under, cupboards over. Glazed uPVC door to the:



 **NEWTON FALLOWELL**







### CONSERVATORY

6.39m x 3.01m (21'0" x 9'11")

Of sealed unit double glazed uPVC frame construction on brick walls with polycarbonate roof. Having french doors to rear garden, radiator, ceiling fan/light fitting and tiled floor.

### BATHROOM

2.35m x 1.55m (7'8" x 5'1")

Having window to side elevation, coved ceiling, radiator, tiled walls, panelled bath, shower enclosure with mixer shower fitting and pedestal hand basin.

### CLOAKROOM

1.50m x 0.79m (4'11" x 2'7")

Having window to elevation, coved ceiling, radiator and close coupled WC.

### BEDROOM ONE

3.30m x 3.30m (10'10" x 10'10")

Having window to rear elevation overlooking the conservatory, coved ceiling, radiator and built-in wardrobes.

### BEDROOM THREE

4.02m x 3.65m (13'2" x 12'0")

Having window to front elevation, coved ceiling and radiator.

### SITTING ROOM

4.24m x 3.89m (13'11" x 12'10")

Having window to front elevation, coved ceiling, radiator, wall light points, television aerial connection point and fireplace with marble back & hearth, inset electric fire and wooden surround.



### SIDE ENTRANCE HALL

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

### BEDROOM THREE

4.11m x 3.24m (13'6" x 10'7")

Having window to rear elevation overlooking the conservatory, coved ceiling and radiator.

### UTILITY/KITCHEN

3.06m x 3.04m (10'0" x 10'0")

Having window to rear elevation and coved ceiling. Work surface with tiled splashback, inset stainless steel sink & drainer, cupboards under. Work surface return with cupboards & drawers under, cupboards over. Space & plumbing for automatic washing machine & tumble dryer, space for upright fridge/freezer and wall mounted gas fired boiler providing for both domestic hot water & heating.

### SHOWER ROOM

2.70m x 1.63m (8'11" x 5'4")

Having window to side elevation, coved ceiling, chrome heated towel rail, tiled walls, shower enclosure with electric shower fitting, close coupled WC and hand basin inset to vanity unit with cupboard under.







 **NEWTON  
FALLOWELL**





## EXTERIOR

To the front of the property there is a lawned garden with borders & tree. A driveway provides off-road parking and extends down the side of the property to gated access to the:

## GARAGE

5.41m x 4.89m (17'8" x 16'0")

Having electric up-and-over door, window to side, light and power. To the side of the garage there is a motorised awning which extends over an enclosed decked patio.

## REAR GARDEN

Being enclosed and laid to lawn with borders. Having a paved patio & footpaths, garden shed and summerhouse.

## THE PLOT

The property occupies a plot of approximately 0.26 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 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



Total area: approx. 154.4 sq. metres (1662.3 sq. feet)



Newton Fallowell Boston (Sales)

01205 353100

[boston@newtonfallowell.co.uk](mailto:boston@newtonfallowell.co.uk)