



30 Holmes Road, Stickney, Boston, PE22 8AZ



Freehold

£165,000



Key Features

- Detached bungalow
- Two double bedrooms
- Lounge & conservatory
- Off-road parking & car port
- Enclosed rear garden
- Oil central heating
- NO CHAIN
- EPC rating E





A detached bungalow in a quiet residential location within walking distance of local amenities. Having accommodation comprising: entrance hall, lounge, kitchen, conservatory, two double bedrooms and shower room. Outside the property has a driveway providing off-road parking, a car port and an enclosed rear garden. The property benefits from oil fired central heating and double glazing. NO CHAIN

ACCOMMODATION

Part glazed side entrance door through to the:

ENTRANCE HALL

Having radiator and access to roof space.

LOUNGE

4.89m x 3.49m (16'0" x 11'6")

Having box bay window to front elevation, further window to side elevation, coved ceiling, radiator, television aerial connection point and tiled fireplace with inset electric fire.

KITCHEN

3.06m x 2.24m (10'0" x 7'4")

Having window to front elevation, tiled floor and wall mounted oil fired boiler providing for both domestic hot water & heating. Fitted with base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer inset to work surface, cupboards under. Work surface return with cupboard & drawer under, space for electric cooker & upright fridge/freezer to side. Further work surface with cupboard, drawer, space & plumbing for automatic washing machine & further appliance space under, cupboard & shelving over.

BEDROOM ONE

3.94m x 2.78m (12'11" x 9'1")

Having window to rear elevation, coved ceiling, radiator and built-in airing cupboard.

BEDROOM TWO

3.16m x 2.93m (10'5" x 9'7")

Having radiator and small pane glazed double doors to the:

CONSERVATORY

3.15m x 2.77m (10'4" x 9'1")

Of sealed unit double glazed uPVC frame construction with polycarbonate roof. Having french doors to garden and laminate flooring.

SHOWER ROOM

2.03m x 1.95m (6'8" x 6'5")

Having window to side elevation, heated towel rail, vinyl flooring and part tiled walls. Fitted with a suite comprising: shower enclosure with shower fitting, close coupled WC and pedestal hand basin.

EXTERIOR

To the front of the property there is a lawned garden. A concrete driveway provides off-road parking and there is gated access to a gravelled & paved area to the side of the property which provides additional off-road parking with a car port.

REAR GARDEN

Being enclosed and laid to lawn with gravelled areas, two garden sheds and oil storage tank.

SERVICES

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

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.

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 **NEWTON
FALLOWELL**



Floorplan



Total area: approx. 65.2 sq. metres (701.8 sq. feet)



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