



The Elms, Hall Lane, Stickney, Boston, PE22 8BA



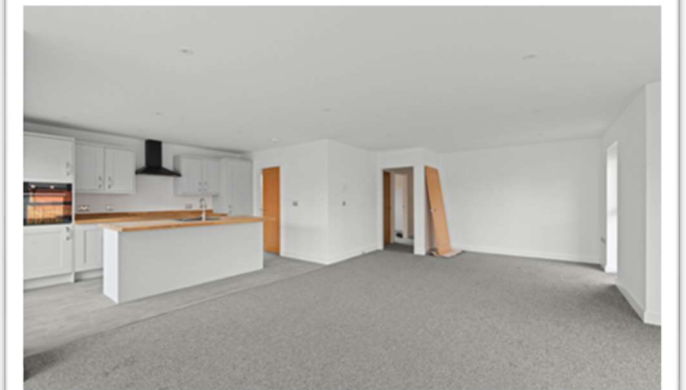
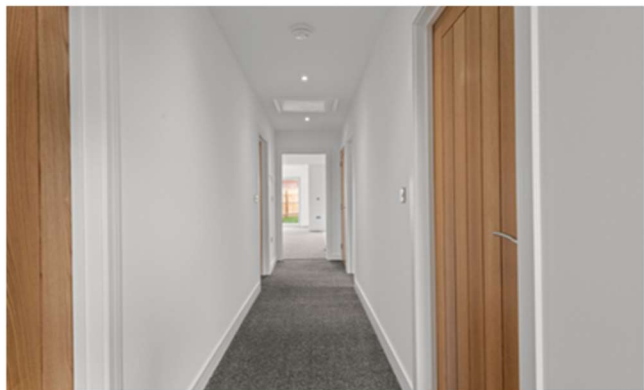
Freehold

£269,950



Key Features

- NEW BUILD DETACHED BUNGALOW
- Three bedrooms
- Open plan living/dining/kitchen
- Utility & cloakroom
- En-suite & bathroom
- Off-road parking to front
- Enclosed rear garden
- EPC rating B





A new build contemporary style bungalow on a corner plot in a popular village location. Having accommodation finished to a high standard comprising: entrance hall, open plan living/dining/kitchen with part vaulted ceiling and integrated appliances, utility, cloakroom, master bedroom with en-suite, two further bedrooms and family bathroom with separate shower. Outside the property has off-road parking to the front and an enclosed garden to the rear. The property benefits from an air source heat pump serving underfloor heating throughout and double glazing.

ACCOMMODATION

Open porch with part glazed front entrance door & side screen through to the:

ENTRANCE HALL

Having inset ceiling spotlights, smoke alarm, access to roof space and airing cupboard housing hot water cylinder & underfloor heating manifold.

OPEN PLAN LIVING/DINING/KITCHEN 8.86m x 7.54m (29'1" x 24'8")

Forming areas comprising:

LIVING/DINING AREA

Having two full height windows to side elevation, part vaulted ceiling with two Velux windows, bi-fold doors to rear elevation & garden, inset ceiling spotlights, television aerial & telephone connection points. Opening to the:

KITCHEN AREA

Having bi-fold doors to rear elevation & garden, inset ceiling spotlights, smoke alarm and tiled floor. Fitted with a range of base & wall units with oak work surfaces & upstands comprising: induction hob inset to work surface, cupboards & drawers under, cupboards & cooker hood over, tall unit to one side housing integrated 60/40 fridge/freezer and further tall unit to other side housing integrated electric oven with cupboards under & over. Island unit with inset 1 1/4 bowl sink with mixer tap inset to work surface, cupboards & integrated dishwasher under.

UTILITY

Having part glazed uPVC door to side elevation, inset ceiling spotlights, tiled floor and extractor. Work surface with upstand, inset stainless steel sink & drainer with mixer tap, cupboards, space & plumbing for automatic washing machine under.

CLOAKROOM

Having inset ceiling spotlights, tiled floor, extractor, WC with concealed cistern and hand basin inset to vanity unit with cupboard under.



 **NEWTON FALLOWELL**





MASTER BEDROOM

4.09m x 2.95m (13'5" x 9'8")

Having full height windows to front & side elevations, inset ceiling spotlights, television aerial & telephone connection points.

EN-SUITE

Having window to side elevation, inset ceiling spotlights, heated towel rail, extractor, tiled walls and tiled floor. Fitted with a suite comprising: shower enclosure with mixer shower fitting, WC with concealed cistern and hand basin inset to vanity unit with cupboard under.

BEDROOM TWO

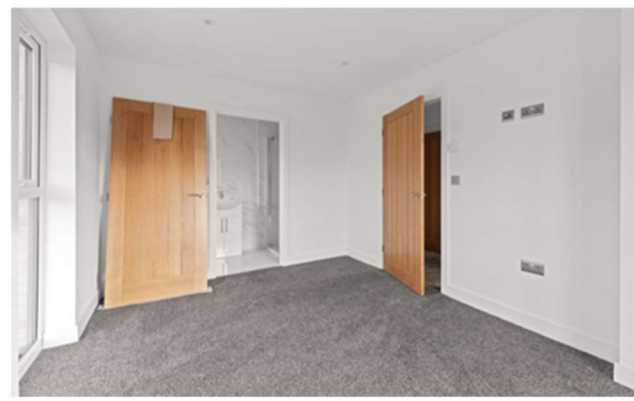
3.34m x 2.61m (11'0" x 8'7")

Having full height window to front elevation, inset ceiling spotlights, television aerial & telephone connection points.

BEDROOM THREE

2.75m x 2.62m (9'0" x 8'7")

Having window to side elevation, inset ceiling spotlights, television aerial & telephone connection points and built-in storage cupboard.



FAMILY BATHROOM

Having window to side elevation, inset ceiling spotlights, heated towel rail, extractor, tiled walls and tiled floor. fitted with a suite comprising: panelled bath, shower enclosure with mixer shower fitting, WC with concealed cistern and hand basin inset to vanity unit with cupboards & drawers under.

EXTERIOR

To the front of the property there are shaped lawns and a driveway which provides off-road parking.

REAR GARDEN

Being enclosed with side access. Having a paved patio, outside power points, cold water tap and air source heat pump.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via an air source heat pump serving underfloor heating throughout and the property is double glazed.

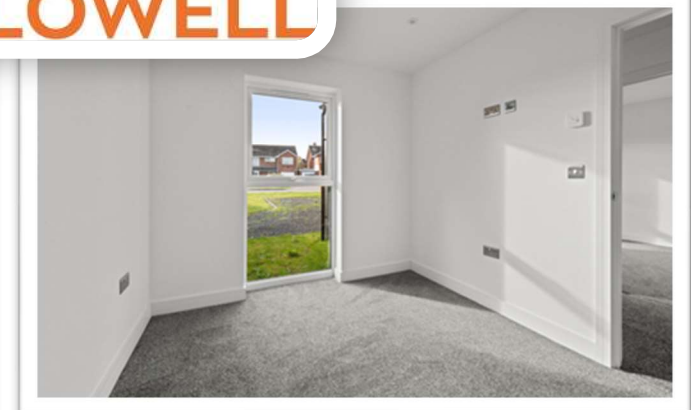
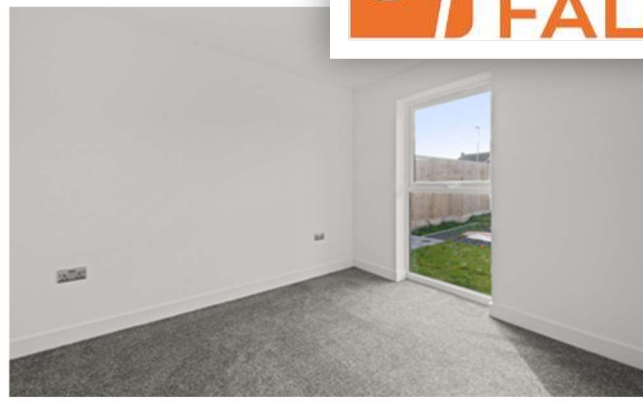
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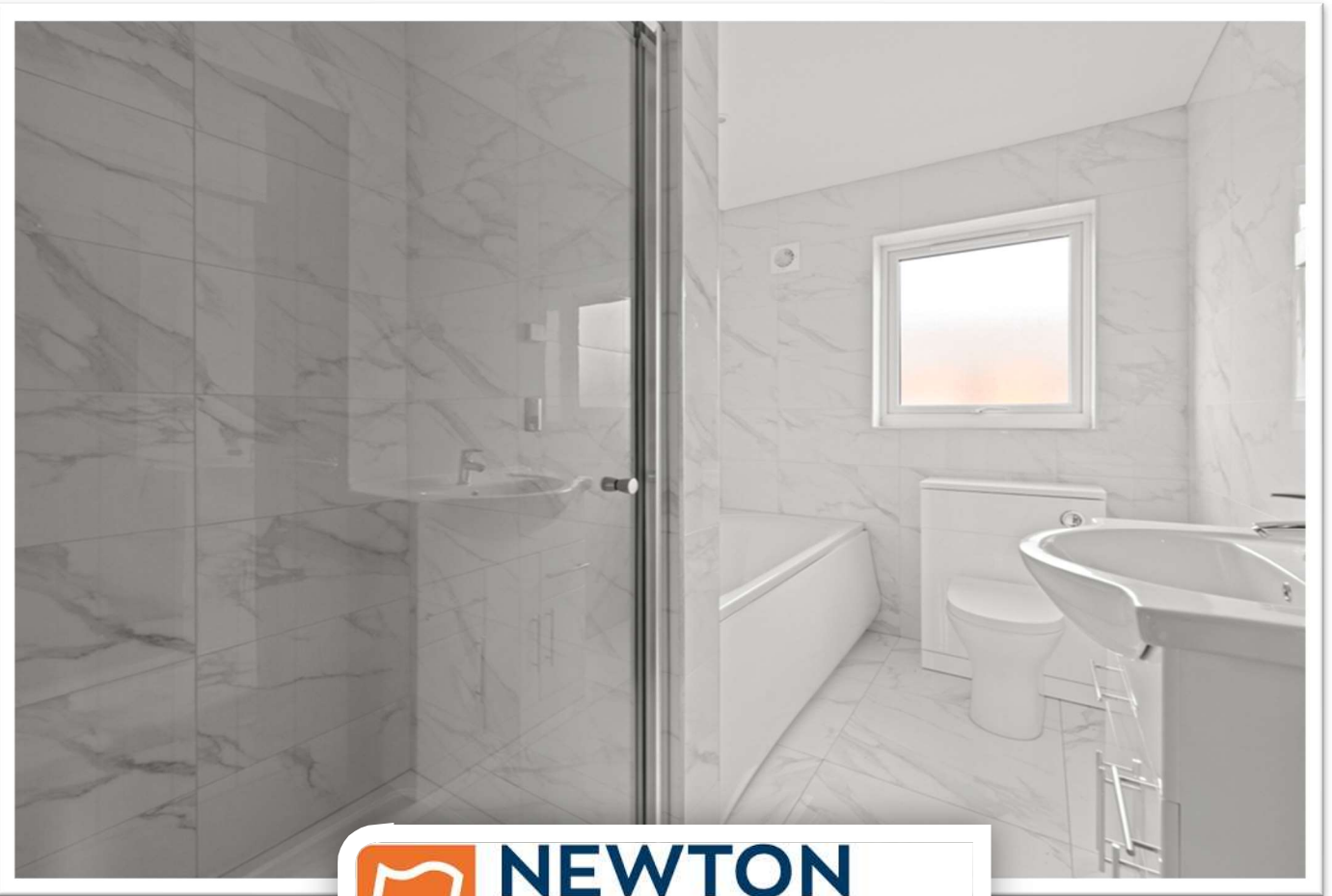
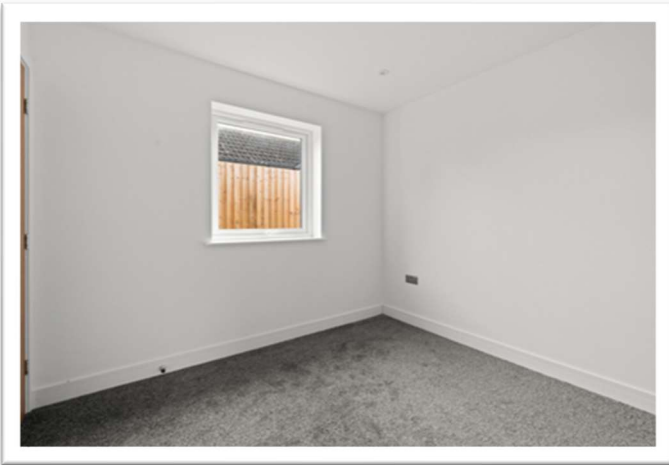
By appointment with Newton Fallowell - telephone 01205 353100.

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.

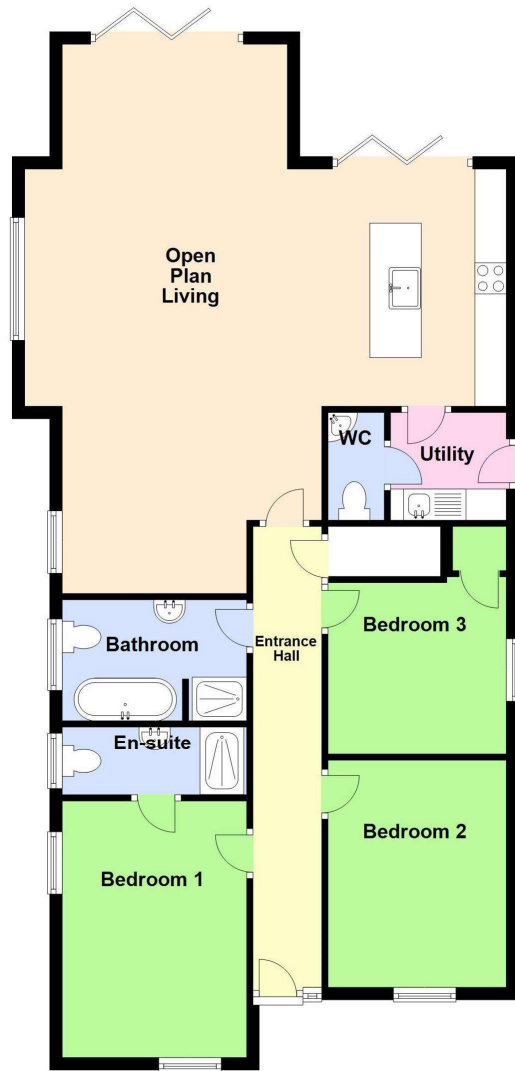




 **NEWTON
FALLOWELL**



Floorplan



Total area: approx. 105.2 sq. metres (1132.0 sq. feet)



 **NEWTON FALLOWELL**

Newton Fallowell Boston (Sales)

01205 353100

boston@newtonfallowell.co.uk