



50 Lindis Road, Boston, PE21 9RT



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Freehold

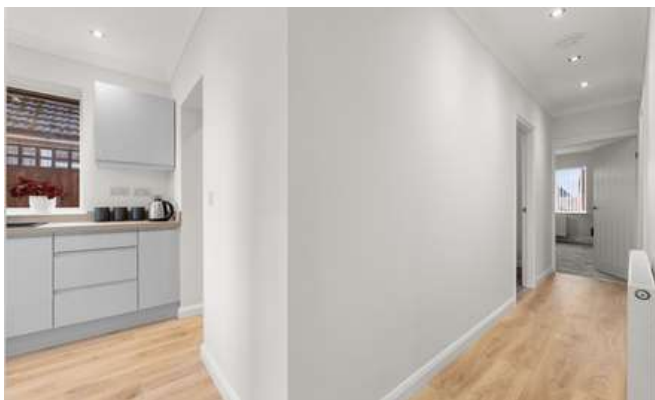
£245,000



Key Features

- Detached bungalow
- Three bedrooms
- Lounge & dining room
- Kitchen & utility
- Detached garage/workshop
- Enclosed rear garden
- Plot approx. 0.17 acre (STS)
- EPC rating C





A recently updated detached bungalow on a good sized plot and in a popular location on the outskirts of town. Having accommodation comprising: utility, kitchen, hall, lounge, dining room, three bedrooms and shower room. Outside the property has a gravelled front garden which provides off-road parking, a detached double garage/workshop and enclosed rear garden. The property benefits from gas central heating and double glazing.

ACCOMMODATION

Part glazed uPVC side entrance door through to the:

UTILITY

2.71m x 1.98m (8'11" x 6'6")

Having coved ceiling, radiator, wood effect flooring, work surface with cupboard & appliance space under, cupboards over and larder unit to side. Opening to the:

KITCHEN

3.03m x 2.45m (9'11" x 8'0")

Having windows to side & rear elevations, coved ceiling with inset ceiling spotlights and wood effect flooring. Fitted with a range of base & wall units with work surfaces & upstands comprising: composite sink with drainer & mixer tap inset to work surface, cupboards, drawers & appliance space under, cupboards over. Further work surface with inset electric hob, integrated electric oven & cupboards under, extractor over. Opening to the:

HALL

Having coved ceiling with inset ceiling spotlights, radiator and wood effect flooring.

LOUNGE

4.54m x 3.69m (14'11" x 12'1")

Having windows to front & side elevations, coved ceiling, radiator and television aerial connection point.



DINING ROOM

3.20m x 2.50m (10'6" x 8'2")

Having glazed uPVC door with side screen to rear elevation, coved ceiling with inset ceiling spotlights, radiator and wood effect flooring.

BEDROOM ONE

4.04m x 3.50m (13'4" x 11'6")

Having window to front elevation, coved ceiling and radiator.

BEDROOM TWO

3.54m x 3.51m (11'7" x 11'6")

Having window to side elevation, coved ceiling and radiator.

BEDROOM THREE

2.70m x 2.32m (8'11" x 7'7")

Having window to side elevation, coved ceiling and radiator.

SHOWER ROOM

Having window to rear elevation, inset ceiling spotlights, chrome heated towel rail, extractor, tiled walls and tiled floor. Fitted with a suite comprising: shower enclosure with electric shower fitting, close coupled WC and pedestal hand basin.



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EXTERIOR

To the front of the property there is a large gravelled area which provides off-road parking. A driveway extends down the side of the property to where there is gated access to the:

DETACHED DOUBLE GARAGE

Of brick & tile construction with two up-and-over doors, french doors to side, light and power.

REAR GARDEN

Being enclosed and having a large concrete & gravelled area which opens to a lawned garden with borders.

THE PLOT

The property occupies a plot of approximately 0.18 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.

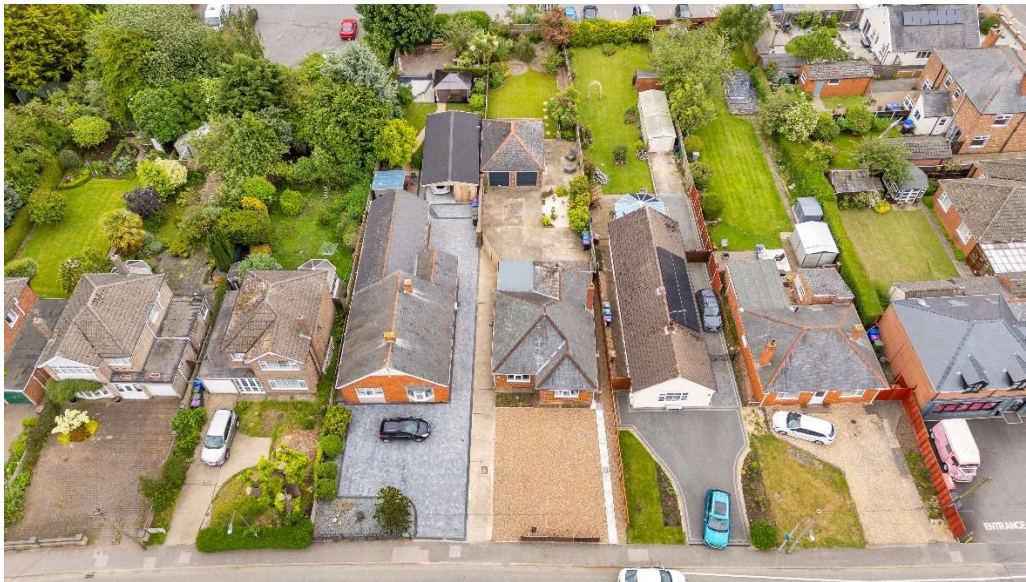
SERVICES

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

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.





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Floorplan



Total area: approx. 82.2 sq. metres (884.4 sq. feet)



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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