



Newhome, Lineside, Hubberts Bridge, Boston, PE20 3QY



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Freehold

£230,000



## Key Features

- Semi-detached house
- Three bedrooms
- Lounge & dining room
- Conservatory & breakfast kitchen
- Driveway & garage
- Outbuilding
- Approx. 0.25 acre (STS)
- EPC rating TBC





A semi-detached house with a versatile detached outbuilding suitable for a variety of uses including conversion into an annexe, subject to any necessary planning permission. On a plot of approximately 0.25 acre, subject to survey and in a semi-rural village location. Having accommodation comprising: breakfast kitchen, bathroom, lounge, dining room and conservatory to ground floor. Three bedrooms to first floor. Outside the property has ample off-road parking & hardstanding, a garage, an enclosed lawned rear garden. The property benefits from oil fired central heating and double glazing.

### ACCOMMODATION

Part glazed uPVC door through to the:

### BREAKFAST KITCHEN

5.85m x 3.01m (19'2" x 9'11")

Having windows to front & side elevations, radiator and tile effect flooring.

Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: belfast style sink with mixer tap inset to work surface, cupboards, drawer & space for dishwasher under, cupboards over and work surface to side forming breakfast bar.

Further work surface with inset electric hob, integrated electric oven, cupboards & drawers under, cupboards & concealed cooker hood over.

Further work surface with space & plumbing for automatic washing machine & tumble dryer under, cupboards over.

### BATHROOM

Having window to rear elevation, airing cupboard housing oil fired boiler providing for both domestic hot water & heating with shelving, panelled bath, shower enclosure with mixer shower fitting, close coupled WC and vanity hand basin.

### LOUNGE

5.93m x 4.01m (19'6" x 13'2")

Having window to front elevation, radiator, understairs storage cupboard, open fireplace with tiled hearth & wooden surround, understairs storage cupboard and staircase rising to first floor. Archway through to the:

### DINING ROOM

4.49m x 3.32m (14'8" x 10'11")

Having window to side elevation, radiator and laminate flooring. uPVC sliding doors to the:

### CONSERVATORY

3.41m x 2.98m (11'2" x 9'10")

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





## FIRST FLOOR LANDING

Having window to rear elevation.

## BEDROOM ONE

3.97m x 3.39m (13'0" x 11'1")

Having window to front elevation, radiator and access to roof space.

## BEDROOM TWO

4.48m x 3.07m (14'8" x 10'1")

Having window to front elevation and radiator.

## BEDROOM THREE

2.41m x 2.35m (7'11" x 7'8")

Having window to rear elevation and radiator.





## EXTERIOR

To the front of the property there is a large gravelled driveway which provides ample off-road parking leading to the:

## GARAGE

Of sectional concrete construction with up-and-over door.

## OUTBUILDING

5.91m x 5.80m (19'5" x 19'0")

(max) With potential for conversion into an annexe subject to planning permission. Having french doors, two windows to front and split into three areas including a WC with light and power. Also has the potential to be a games room or large double garage.

## REAR GARDEN

Being enclosed and majority laid to lawn with a decked area and oil storage tank.

## THE PLOT

The property occupies a plot of approximately 0.25 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

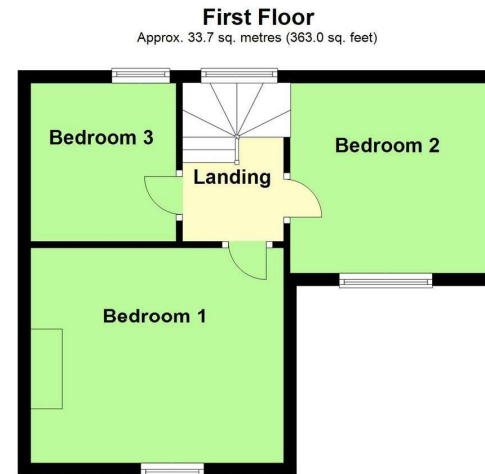
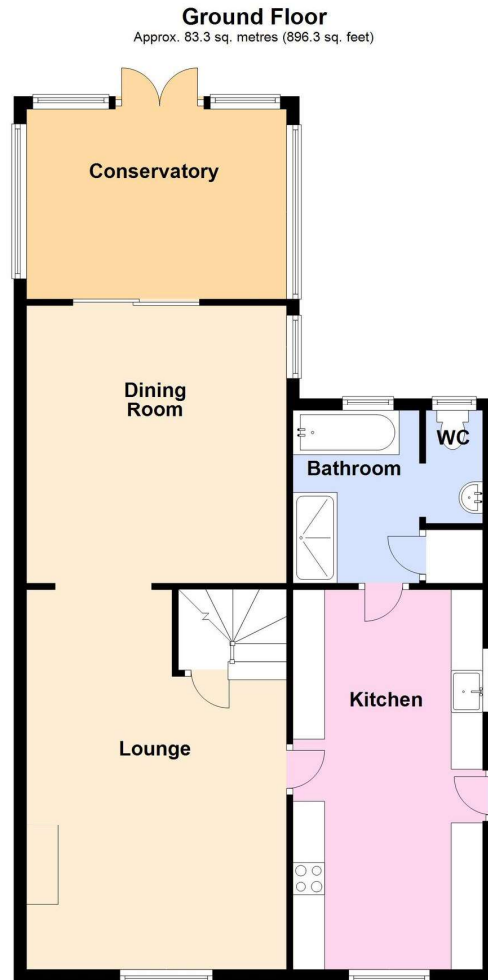
The property has mains electricity, water and drainage connected. Heating is via an oil fired boiler serving radiators and the property is double glazed. The current council tax is band A.

## VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.



# Floorplan



Total area: approx. 117.0 sq. metres (1259.3 sq. feet)



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### 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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