



Little Woodman, Main Road, Stickney, Boston, PE22 8AD



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Freehold

£235,000



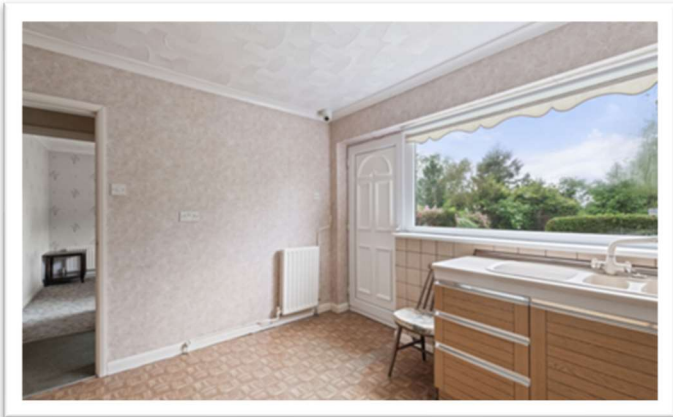
Key Features

- Detached bungalow
- Three bedrooms
- Lounge & dining room
- Kitchen & cloakroom
- Bathroom & separate WC
- Driveway & garage
- Enclosed rear garden
- Plot approx. 0.20 acre (STS)
- EPC rating E





A detached bungalow in a popular village location and on a plot of approximately 0.20 acre, subject to survey. Having accommodation comprising: entrance hall, lounge, kitchen, dining room/bedroom four, cloakroom, three bedrooms, bathroom and separate WC. Outside the property has a block paved driveway providing off-road parking, a garage and an enclosed rear garden. The property benefits from oil central heating and double glazing. NO CHAIN



ACCOMMODATION

Part glazed uPVC side entrance door with side screen through to the:

ENTRANCE HALL

Having coved & textured ceiling, radiator, telephone connection point, smoke alarm and access to roof space.

LOUNGE

4.85m x 4.25m (15'11" x 13'11")

Having windows to front & side elevations, coved & textured ceiling and two radiators.

KITCHEN

3.87m x 3.07m (12'8" x 10'1")

Having window & uPVC door to rear elevation, coved & textured ceiling, radiator and vinyl flooring.



Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: composite sink with drainer & mixer tap inset to work surface, cupboards & drawers under, space, plumbing & power for automatic washing machine to side. Work surface return with space for electric cooker, cupboards under, cupboards & extractor over. Further work surface return with cupboards & drawers under, cupboards over and space for upright fridge/freezer to side.

DINING ROOM/BEDROOM FOUR

3.19m x 3.02m (10'6" x 9'11")

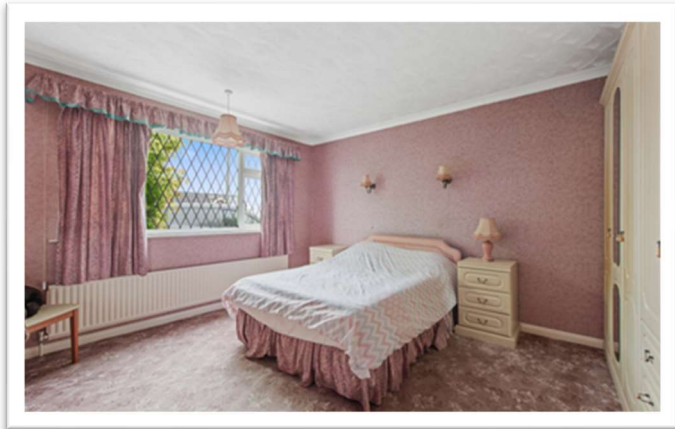
Having sliding doors to rear elevation, coved & textured ceiling and radiator.

CLOAKROOM

Having window to rear elevation, coved & textured ceiling, radiator, low level WC and wall mounted hand basin.

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BEDROOM ONE

4.25m x 3.86m (13'11" x 12'8")

Having window to front elevation, coved & textured ceiling and radiator.



BEDROOM TWO

3.88m x 2.72m (12'8" x 8'11")

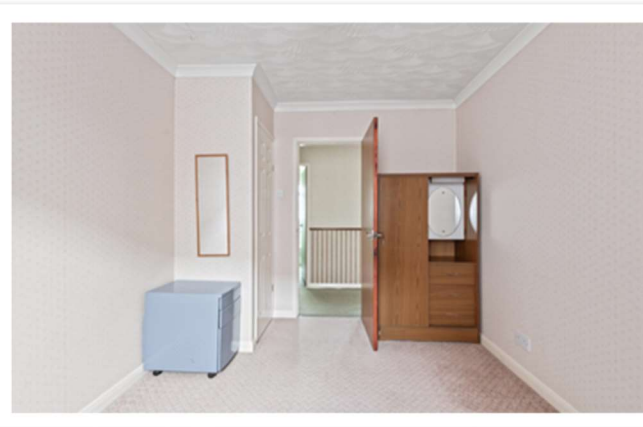
Having window to side elevation, coved & textured ceiling, radiator and built-in cupboard.



BEDROOM THREE

3.00m x 2.64m (9'10" x 8'8")

Having window to side elevation, coved & textured ceiling and radiator.



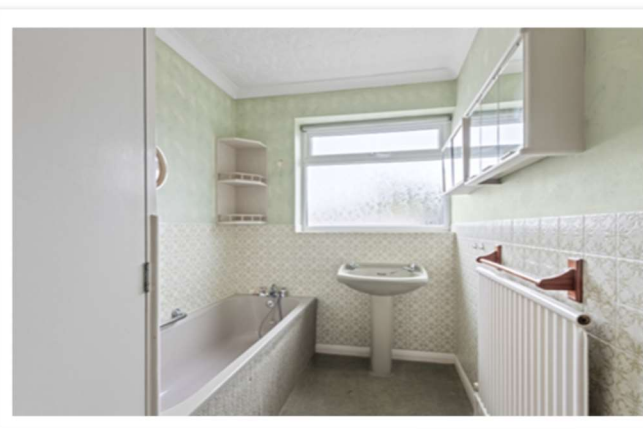
BATHROOM

Having window to side elevation, coved & textured ceiling, radiator, half tiled walls and airing cupboard housing hot water cylinder with shelving. Fitted with a suite comprising: panelled bath and pedestal hand basin.



CLOAKROOM

Having window to side elevation, coved & textured ceiling, radiator, hand basin inset to vanity unit and WC with concealed cistern.



EXTERIOR

To the front of the property there is a block paved driveway which provides off-road parking and leads to the:

GARAGE

5.76m x 3.01m (18'11" x 9'11")

Having remote controlled electric up-and-over door, door to rear garden, light, power and oil fired boiler providing for both domestic hot water & heating.

REAR GARDEN

Being enclosed with side access. Majority laid to lawn with a paved footpath, mature trees, shrubs & bushes, two garden sheds, greenhouse and oil storage tank.

THE PLOT

The property occupies a plot of approximately 0.20 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.

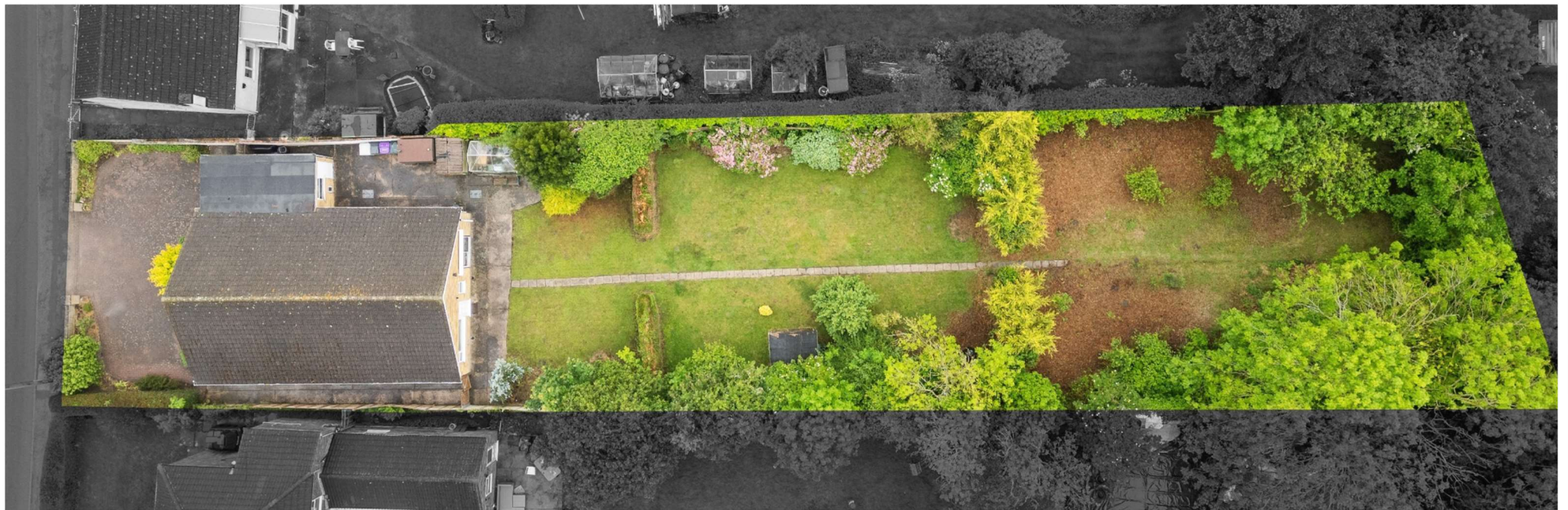
SERVICES

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 C.

VIEWING

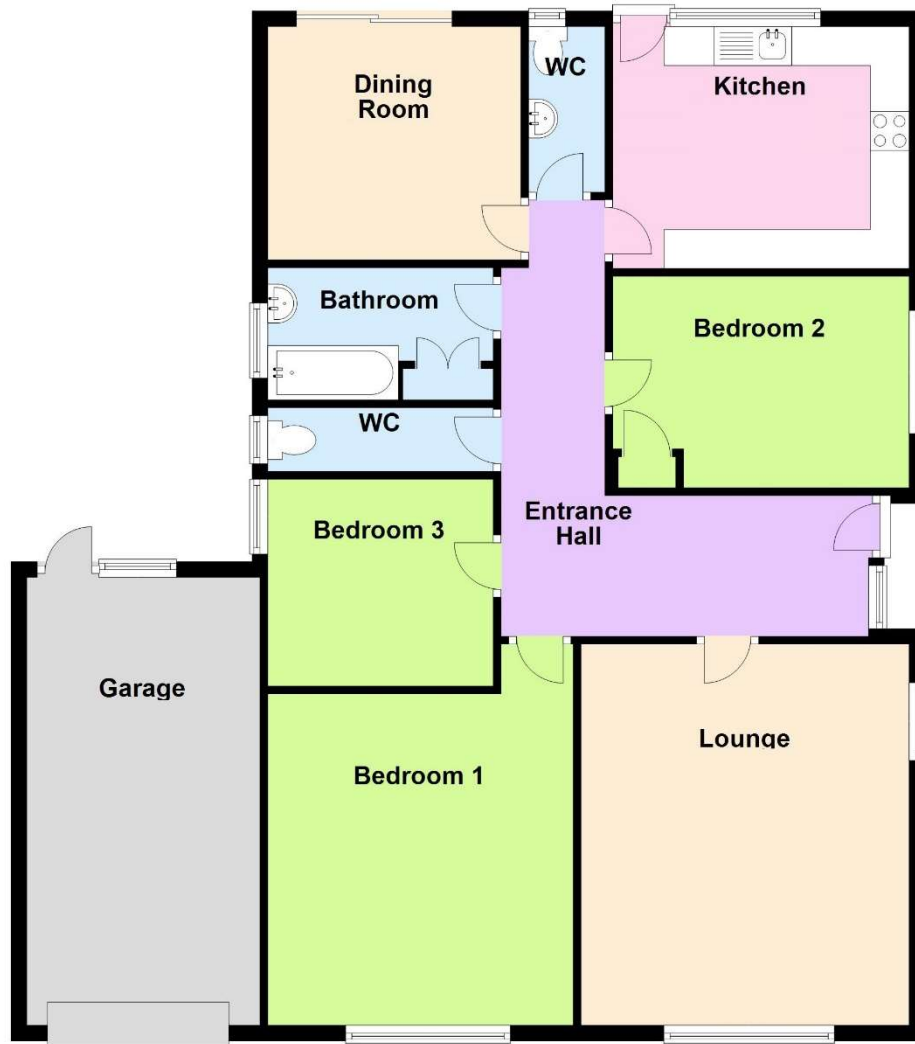
By appointment with Newton Fallowell - telephone 01205 353100.





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Floorplan



Total area: approx. 122.8 sq. metres (1321.8 sq. feet)



 **NEWTON FALLOWELL**

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