



Greenacres Farm, Midville Road, Stickney, Boston, PE22 8DU



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Freehold

£249,950



Key Features

- Detached bungalow
- Three bedrooms
- Lounge & dining room
- Kitchen & bathroom
- Off-road parking & garage/workshop
- Lawned rear garden
- Plot approx. 0.47 acre (STS)
- Subject to a AOC
- EPC rating C



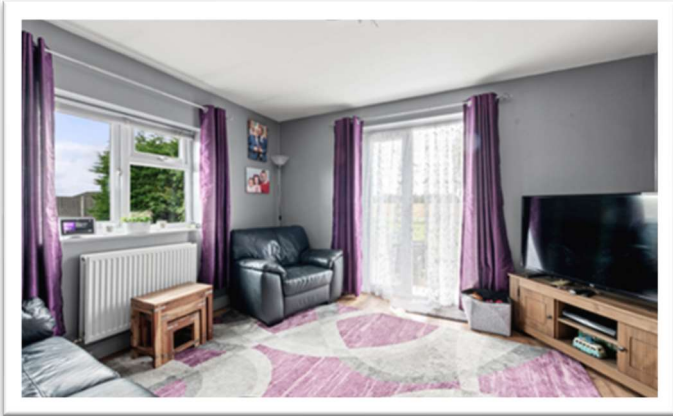


A detached bungalow on a good sized plot of nearly half an acre, subject to survey, with open views. The property is subject to an Agricultural Occupation Condition and has well presented accommodation comprising: porch, entrance hall, kitchen, dining room, lounge, three bedrooms and bathroom. Outside the property has ample off-road parking, a garage/workshop and a lawned rear garden. The property benefits from oil fired central heating and double glazing.

ACCOMMODATION

Part glazed uPVC front entrance door through to the:

Further work surface return with inset electric hob, integrated electric oven, cupboard & drawers under, cooker hood over. Further work surface with cupboards, space for tumble dryer under, tall unit to side housing integrated fridge and freezer.



ENTRANCE PORCH

Having further part glazed door to the:

DINING ROOM

3.71m x 3.28m (12'2" x 10'10")

Having french doors to rear elevation & garden, window to side elevation, radiator and wood effect flooring. Double doors through to the:

ENTRANCE HALL

Having inset ceiling spotlights, two radiators, wood effect flooring, smoke alarm and storage cupboard with access to roof space.

KITCHEN

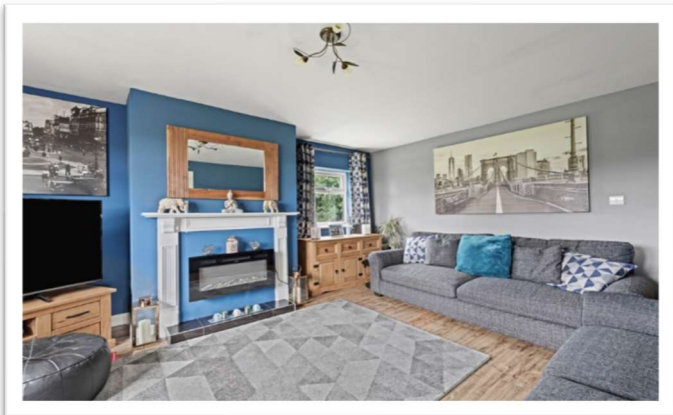
3.75m x 3.55m (12'4" x 11'7")

Having window to side elevation, inset ceiling spotlights and tile effect flooring. Fitted with a range of base & wall units with work surfaces & matching splashbacks comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards & oil fired boiler providing for both domestic hot water & heating under, cupboards over. Work surface return with space & plumbing for automatic washing machine under.

LOUNGE

4.67m x 3.81m (15'4" x 12'6")

Having windows to side & rear elevations, radiator, tiled floor, and open fireplace (currently boarded) with tiled hearth and wooden surround.







BEDROOM ONE

4.06m x 3.80m (13'4" x 12'6")

Having window to rear elevation and radiator.

BEDROOM TWO

4.15m x 2.86m (13'7" x 9'5")

Having window to side elevation and radiator.

BEDROOM THREE

3.56m x 2.68m (11'8" x 8'10")

Having window to side elevation and radiator.

BATHROOM

Having window to front elevation, heated towel rail, tiled walls, wood effect flooring and extractor. 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 cupboard & drawer under.



EXTERIOR

To the front of the property there is a large gravelled driveway which provides ample off-road parking. Gated access leads to a further area providing additional parking or hardstanding for a caravan or motorhome.

GARAGE/WORKSHOP

9.67m x 3.67m (31'8" x 12'0")

Having double doors to front, two windows to side, door to garden, light and power.

THE PLOT

The property occupies a plot of approximately 0.47 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.



AGRICULTURAL OCCUPANCY CONDITION

The property is subject to an AOC - the occupation of the property is limited to a person solely or mainly employed, or last employed, in the locality in agriculture, or in forestry (including any dependents of such a person residing with him) or a widow or widower of such a person"

REAR GARDEN

Being enclosed with side access. Majority laid to lawn with a paved patio, covered decked patio area and oil storage tank.

SERVICES

The property has mains electricity and water and connected. Drainage is to a septic tank. 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.

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.



Floorplan



Total area: approx. 100.0 sq. metres (1076.3 sq. feet)



 **NEWTON FALLOWELL**

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