



7 Lancaster Close, Stickney, Boston, PE22 8BB



3



1



1



Freehold

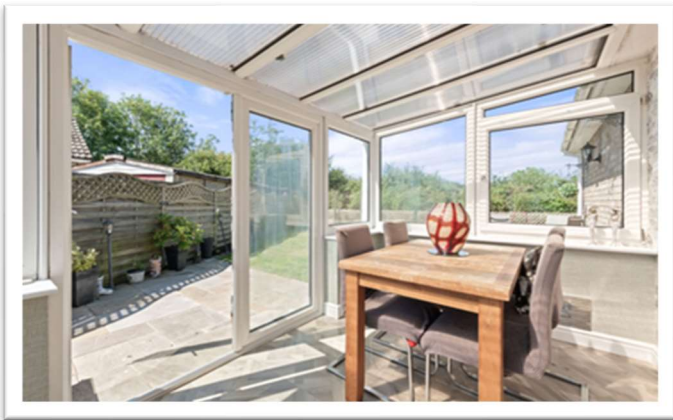
£215,000



## Key Features

- Detached bungalow
- Three bedrooms
- Lounge & conservatory
- Kitchen & bathroom
- Driveway & garage
- Enclosed rear garden
- EPC rating D





A detached bungalow at the end of a cul-de-sac in a popular village location. Having accommodation comprising: entrance hall, lounge, conservatory, kitchen, three bedrooms and bathroom. Outside the property has a driveway providing off-road parking, a garage and an enclosed rear garden. The property benefits from oil fired central heating and double glazing.

### ACCOMMODATION

Part glazed front entrance door through to the:

### ENTRANCE HALL

Having coved ceiling, radiator and opening to the lounge.

### BEDROOM THREE

2.71m x 2.64m (8'11" x 8'8")

Having window to front elevation, coved ceiling and radiator.

### LOUNGE

5.08m x 3.48m (16'8" x 11'5")

Having window to front elevation, coved ceiling, radiator, television aerial connection point and wall mounted contemporary style electric fire. Double doors to the:

### CONSERVATORY

3.53m x 2.19m (11'7" x 7'2")

Of sealed unit double glazed uPVC frame construction on brick walls with polycarbonate roof. Having french doors to garden and wood effect flooring.

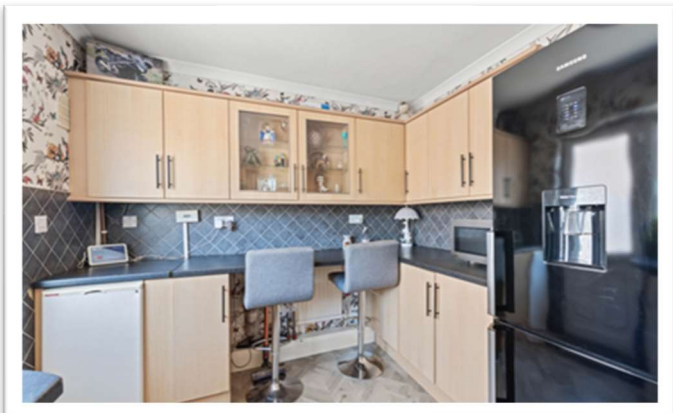
### INNER HALL

Having coved ceiling, radiator and access to roof space.

### KITCHEN

3.53m x 2.17m (11'7" x 7'1")

Having window & part glazed door to side elevation, coved ceiling, radiator and wood effect flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboard, space & plumbing for automatic washing machine under. Work surface return with inset electric hob, integrated electric oven, cupboards & drawers under, cupboards & stainless steel cooker hood over. Further work surface forming breakfast bar with cupboard & oil fired boiler providing for both domestic hot water & heating under, cupboards & glazed display units over. Work surface return with cupboards under, cupboards over and space for upright fridge freezer to one side.





 **NEWTONFALLOWELL**







## BEDROOM ONE

3.93m x 3.76m (12'11" x 12'4")

(max) Having windows to side & rear elevations, coved ceiling, radiator and television aerial connection point.

## BEDROOM TWO

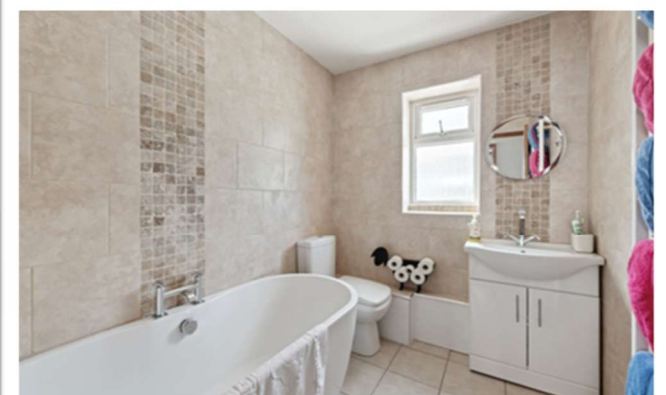
4.18m x 2.40m (13'8" x 7'11")

Having window to rear elevation, coved ceiling, radiator, television aerial connection point and airing cupboard housing hot water cylinder with shelving.

## BATHROOM

Having window to side elevation overlooking the conservatory, heated towel rail, tiled walls, tiled floor and extractor. Fitted with a white suite comprising: bath with central mixer tap, close coupled WC and hand basin inset to vanity unit with cupboard under.

 **NEWTON  
FALLOWELL**





## EXTERIOR

To the front of the property there is a lawned garden. A driveway provides off-road parking and extends down the side of the property to the:

## GARAGE

Having up-and-over door, light and power.

## REAR GARDEN

Being enclosed and laid to lawn with a paved patio area.

## SERVICES

The property has mains gas, 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 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.



 **NEWTON  
FALLOWELL**



## Floorplan



Total area: approx. 80.9 sq. metres (871.2 sq. feet)



 **NEWTONFALLOWELL**

Newton Fallowell Boston (Sales)

01205 353100

[boston@newtonfallowell.co.uk](mailto:boston@newtonfallowell.co.uk)