



16 Camelot Gardens, Fishtoft, Boston, PE21 9RP



Freehold

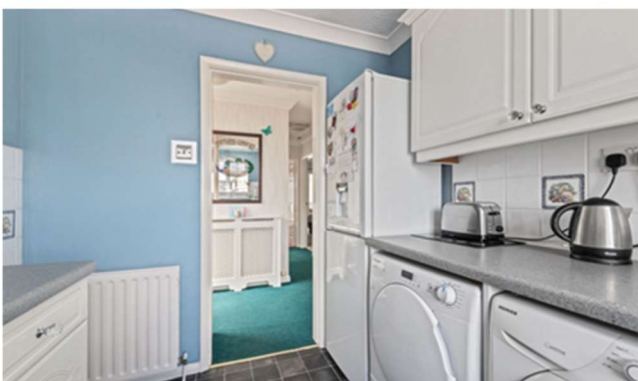
£195,000



Key Features

- Detached bungalow
- Two bedrooms
- Lounge & kitchen
- Conservatory
- Shower room
- Off-road parking & car port
- Enclosed rear garden
- EPC rating D





A detached bungalow in a popular village location. Having well presented accommodation comprising: entrance hall, lounge, kitchen, two bedrooms, conservatory and shower room. Outside the property has off-road parking to the front, a car port and an enclosed rear garden. The property benefits from gas central heating and double glazing.

ACCOMMODATION

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

ENTRANCE HALL

Having coved ceiling, radiator, smoke alarm, access to roof space with ladder & power and built-in airing cupboard housing hot water cylinder with shelving.

LOUNGE

5.72m x 3.02m (18'10" x 9'11")

(max) Having bow window to front elevation, coved ceiling, two radiators, television aerial & telephone connection points and fireplace with marble back & hearth, inset electric fire and wooden surround.

KITCHEN

2.99m x 2.30m (9'10" x 7'6")

Having window to front elevation, coved ceiling, radiator, tile effect flooring and cupboard housing gas fired boiler providing for both domestic hot water & heating. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl composite sink with drainer & mixer tap inset to work surface, cupboard under. Work surface return with inset gas hob, integrated electric oven, cupboards & drawers under, cupboards & extractor over. Further work surface return with cupboard, drawer, space & plumbing for automatic washing machine & tumble dryer under, cupboards over, space for upright fridge/freezer to side.

BEDROOM ONE

4.18m x 2.68m (13'8" x 8'10")

Having french doors to rear elevation & conservatory, coved ceiling, radiator and range of fitted wardrobes with dressing table and bedside drawers.

BEDROOM TWO

3.07m x 2.65m (10'1" x 8'8")

Having french doors to rear elevation & conservatory, coved ceiling, radiator and range of fitted wardrobes with bedside drawers & overhead cupboards.

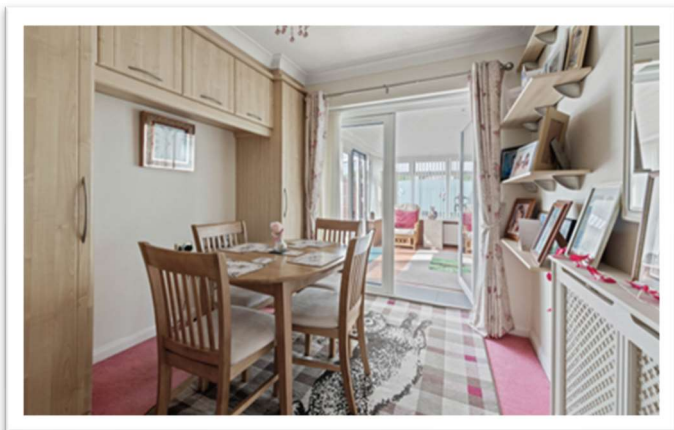
CONSERVATORY

4.65m x 3.78m (15'4" x 12'5")

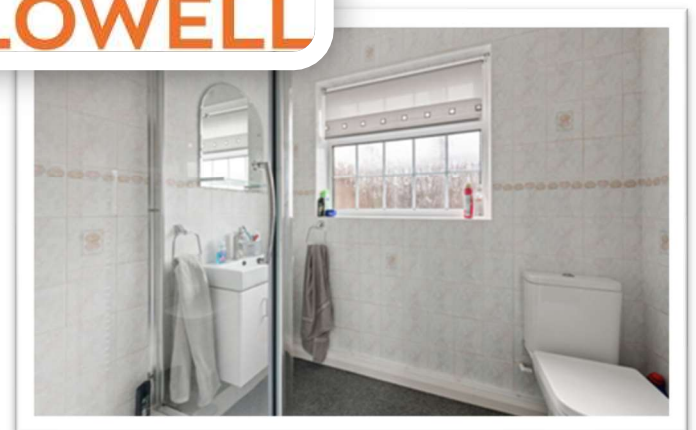
Of sealed unit double glazed uPVC frame construction on brick walls with polycarbonate roof having internal uPVC cladding & insulation. Having french doors to garden, two radiators and television aerial connection point.

SHOWER ROOM

Having window to side elevation, heated towel rail, extractor and tiled walls. Fitted with a suite comprising: shower enclosure with mixer shower fitting, close coupled WC and hand basin with cupboard under.



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EXTERIOR

To the front of the property there is a block paved area which provides off-road parking extending down the side of the property to a car port and gated access to the:

REAR GARDEN

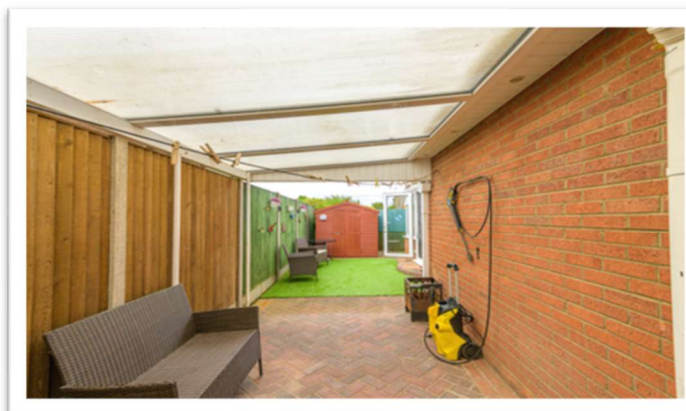
Being enclosed and having an artificial grass area, block paved area, garden shed and a further block paved area covered by an extension to the car port.

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 B.

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.



Floorplan



Total area: approx. 78.4 sq. metres (843.8 sq. feet)



 **NEWTON FALLOWELL**

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AGENT'S NOTES

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