



77 Brothertoft Road, Boston, PE21 8HW



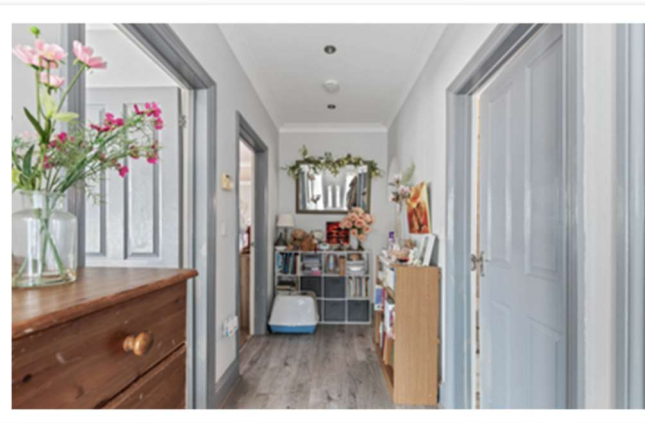
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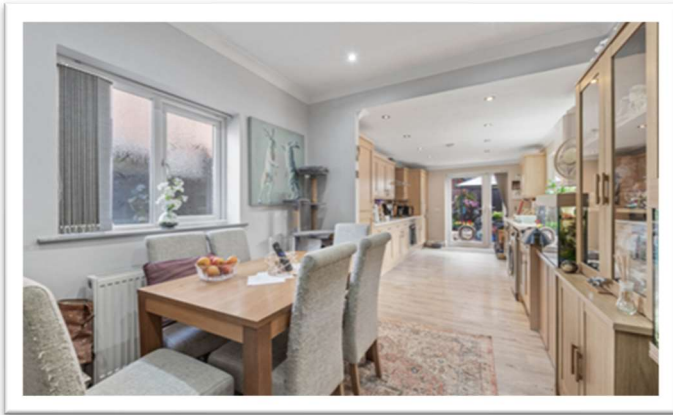
Offers in excess of £170,000



Key Features

- Detached bungalow
- Two bedrooms
- Lounge & 27' dining kitchen
- Bathroom with separate shower
- Ample off-road parking
- Enclosed rear garden
- Gas central heating & double glazing
- EPC rating D





A detached bungalow within walking distance to local shops and a primary school. Having accommodation comprising: entrance hall, lounge, 27' dining kitchen with utility off, two bedrooms and bathroom with separate shower. Outside the property has ample off-road parking and an enclosed low maintenance rear garden. The property benefits from gas central heating and double glazing.

ACCOMMODATION

Porch recess with part glazed front entrance door & side screens through to the:

ENTRANCE HALL

Having coved ceiling with inset ceiling spotlights, radiator, smoke alarm and wood effect flooring.

LOUNGE

4.10m x 3.80m (13'6" x 12'6")

Having box bay window to front elevation, coved ceiling, radiator and wall mounted contemporary style gas fire.

An archway from the entrance hall leads to the:

DINING KITCHEN

8.38m x 2.75m (27'6" x 9'0")

Having windows to both side elevations, french doors to rear elevation and garden, coved ceiling with inset ceiling spotlights, radiator and wood effect flooring.

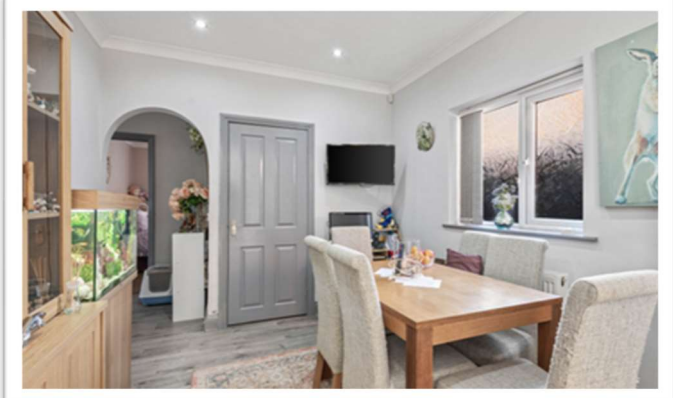
Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboards, drawers, space & plumbing for automatic washing machine & tumble dryer under, cupboard & gas fired boiler providing for both domestic hot water & heating over.

Further work surface with inset gas hob, integrated electric oven, cupboards & drawers under, cupboards & stainless steel cooker hood over, tall larder style units to both sides with one housing an integrated fridge & freezer.

UTILITY

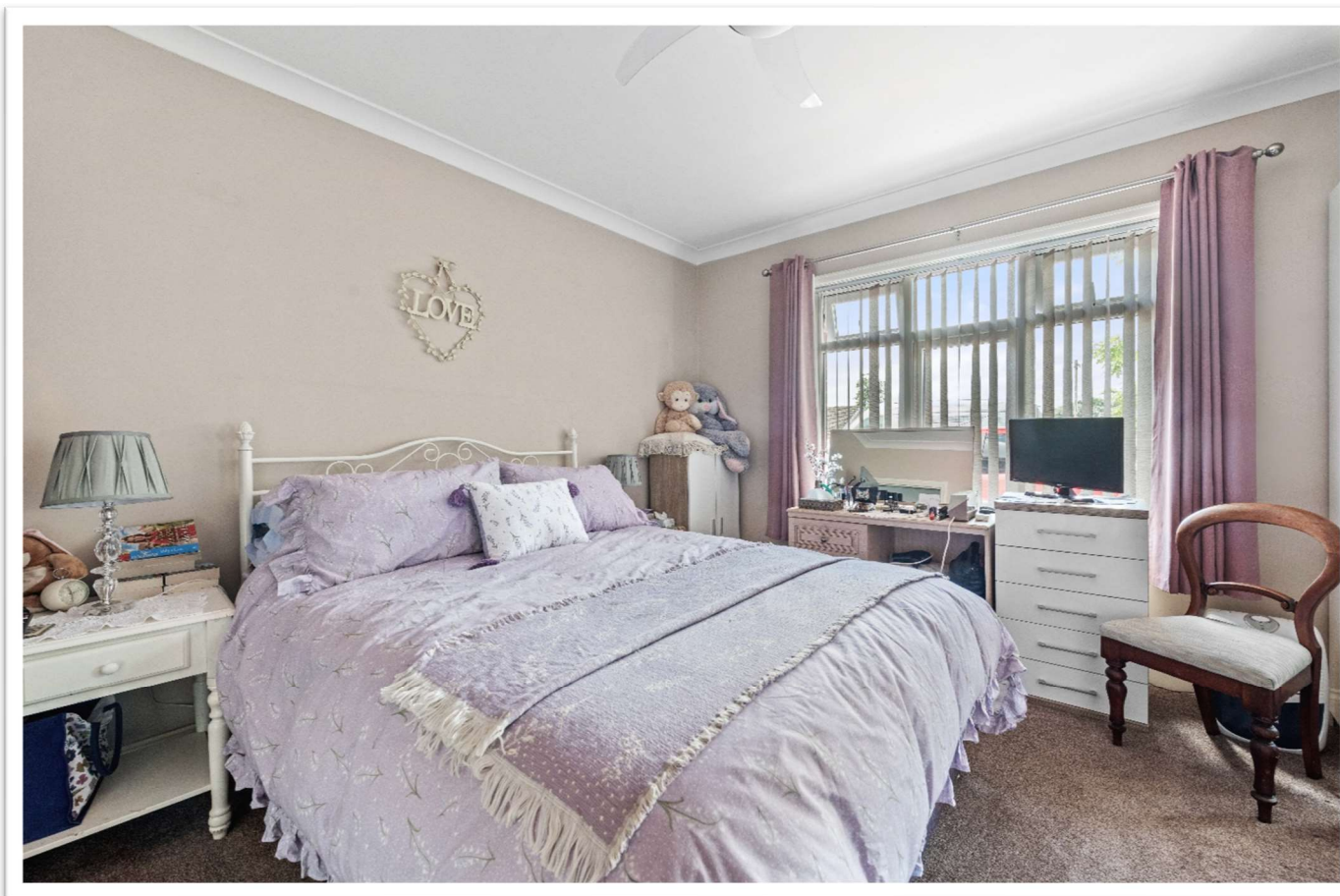
1.80m x 1.70m (5'11" x 5'7")

Having window to side elevation, tile effect flooring and work surface with space for tumble dryer under.



 **NEWTON FALLOWELL**





BEDROOM ONE

4.10m x 3.70m (13'6" x 12'1")

Having window to front elevation, coved ceiling and radiator.

BEDROOM TWO

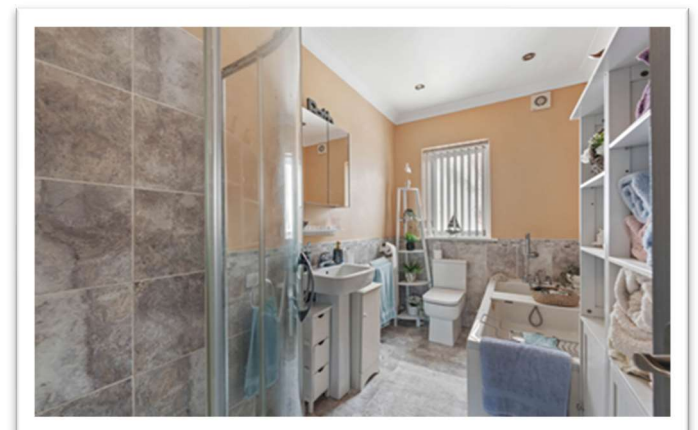
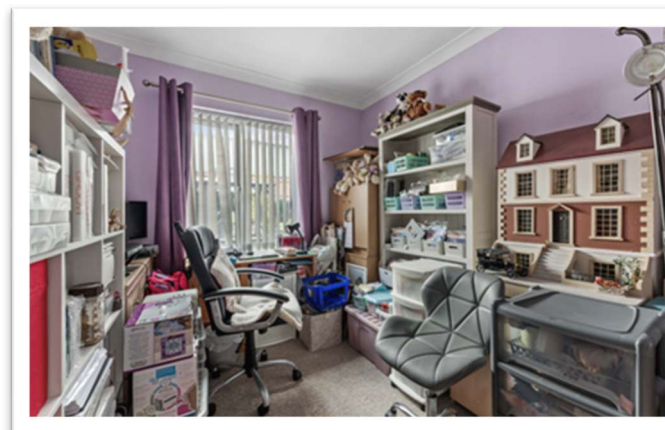
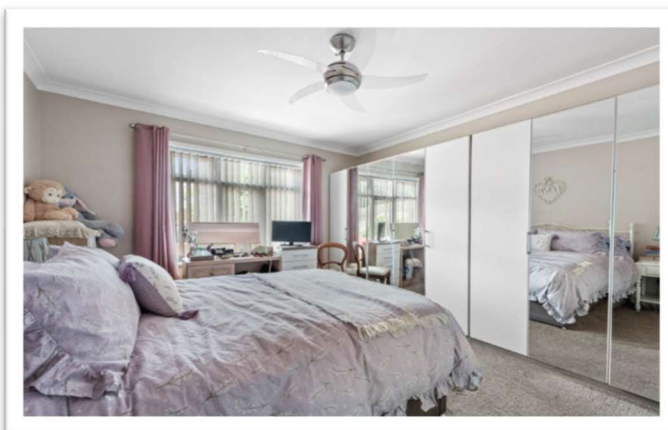
3.32m x 2.73m (10'11" x 9'0")

Having window to rear elevation, coved ceiling and radiator.

BATHROOM

3.32m x 1.90m (10'11" x 6'2")

Having window to rear elevation, coved ceiling with inset ceiling spotlights, radiator, extractor, tiled walls and tiled floor. Fitted with a suite comprising: shower enclosure with mixer shower fitting, panelled bath, close coupled WC and pedestal hand basin.



EXTERIOR

To the front of the property there is a large block paved area which provides ample off-road parking and extends down the side of the property where there is gated access to a continuation of the block paving leading to the side entrance door and to a 15' x 10' garden shed.

REAR GARDEN

Being enclosed and paved for ease of maintenance.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler (fitted April 2023) serving radiators and the property is double glazed. The current council tax is band B. We are advised that the property had new windows and was re-wired in 2012 .

VIEWING

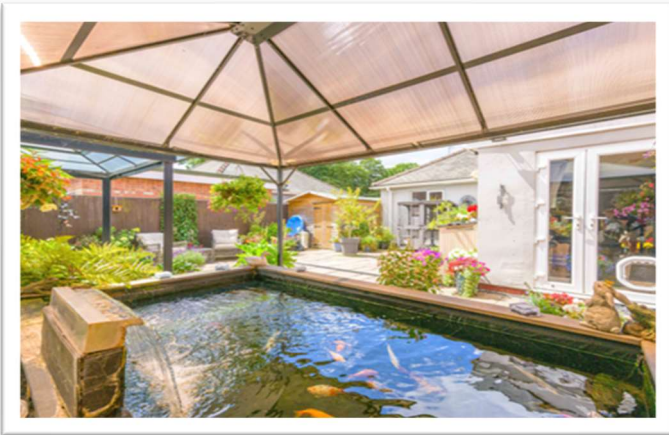
By appointment with Newton Fallowell - telephone 01205 353100.

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.

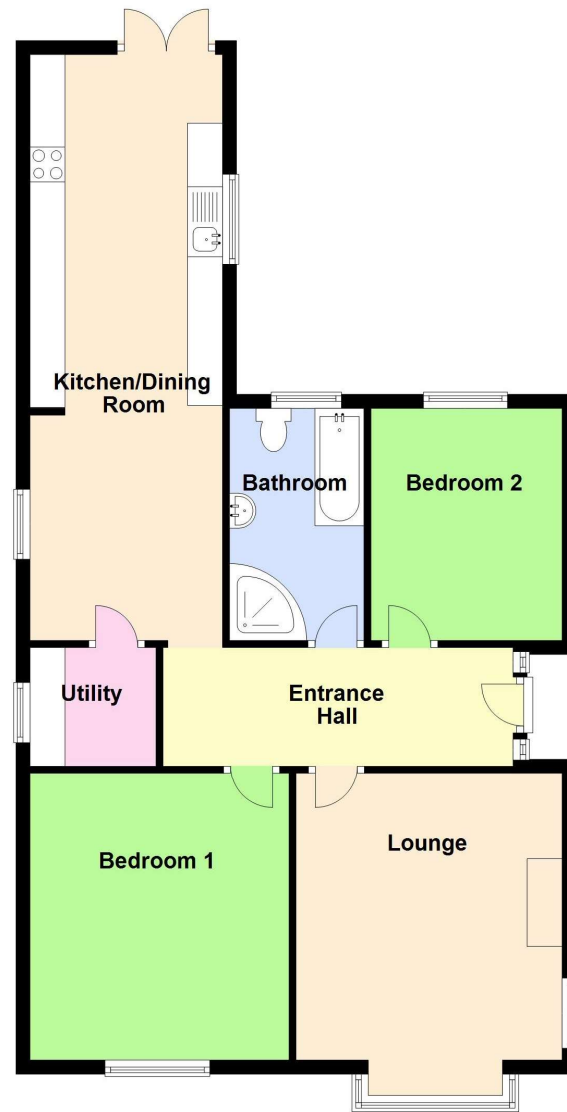




 **NEWTON
FALLOWELL**



Floorplan



Total area: approx. 83.9 sq. metres (903.1 sq. feet)



Newton Fallowell Boston (Sales)

01205 353100

boston@newtonfallowell.co.uk