



98 Princess Anne Road, Boston, PE21 9AQ



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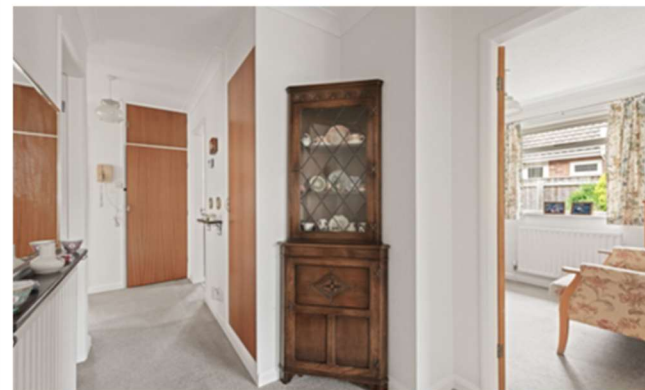
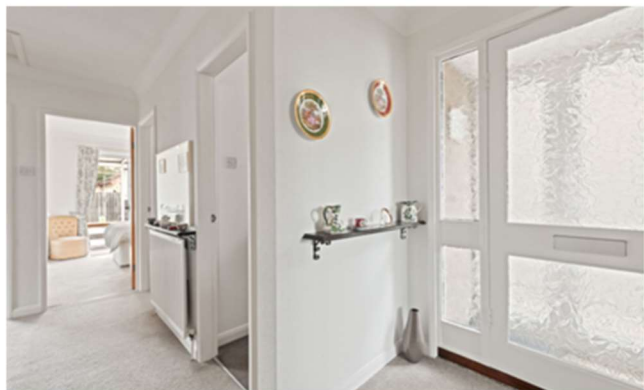
Freehold

£189,950



Key Features

- Detached bungalow
- Three bedrooms
- Lounge & dining kitchen
- Conservatory
- Driveway & garage
- Low maintenance rear garden
- EPC rating D





A detached bungalow in a sought after residential location and about a mile away from Boston Town Centre and convenient for the Pilgrim Hospital & Boston High School. Having accommodation comprising: porch, entrance hall, lounge, dining kitchen, three bedrooms, conservatory, cloakroom and bathroom. Outside the property has a lawned front garden, a driveway providing off-road parking, a garage and a low maintenance enclosed rear garden. The property benefits from gas central heating and double glazing.



ACCOMMODATION

Part glazed uPVC double doors through to the:

ENTRANCE PORCH

Having tiled floor and part glazed door with side screen to the:

ENTRANCE HALL

Having coved ceiling, radiator, access to roof space, telephone connection point, built-in cupboard and further built-in cupboard housing gas fired combination boiler providing for both domestic hot water & heating.

LOUNGE

6.05m x 3.50m (19'10" x 11'6")

Having bow window to front elevation, door to side elevation, coved ceiling, two radiators, television aerial connection point and gas fire.

DINING KITCHEN

4.20m x 2.83m (13'10" x 9'4")

(max) Having window to front elevation, coved ceiling and radiator. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: sink with drainer inset to work surface, cupboards, space & plumbing for automatic washing machine under, cupboard over. Work surface return with cupboards & drawers under, cupboards over, larder style unit to side and space for gas cooker.

BEDROOM ONE

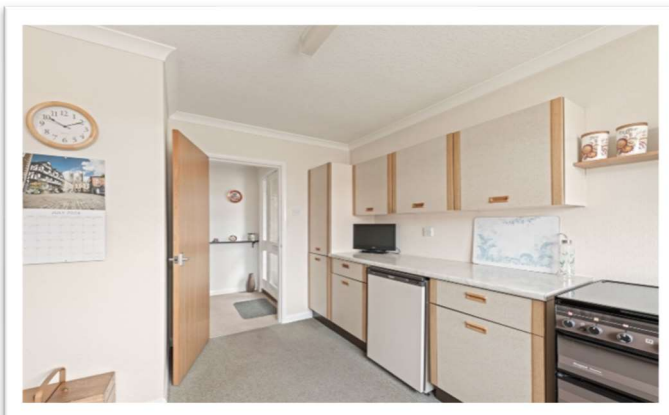
3.48m x 3.32m (11'5" x 10'11")

Having window to rear elevation, coved ceiling and radiator.

BEDROOM TWO

3.32m x 2.83m (10'11" x 9'4")

Having coved ceiling, radiator and sliding patio doors to the:



 **NEWTON FALLOWELL**





CONSERVATORY

3.01m x 2.55m (9'11" x 8'5")

Of sealed unit double glazed uPVC frame construction on brick walls with polycarbonate roof and door to garden.

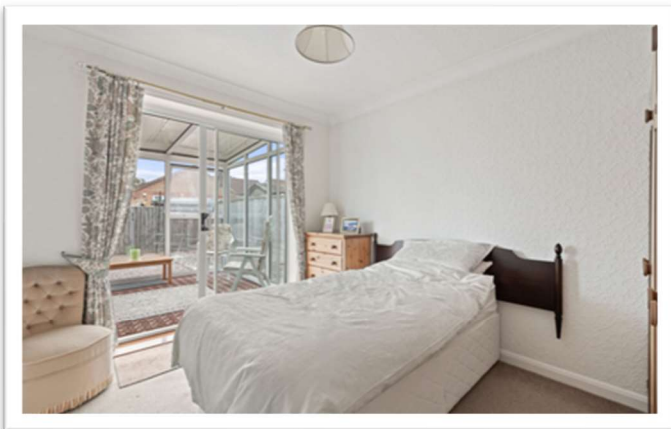
BEDROOM THREE

2.88m x 2.47m (9'5" x 8'1")

(max) Having window to side elevation, covered ceiling and radiator.

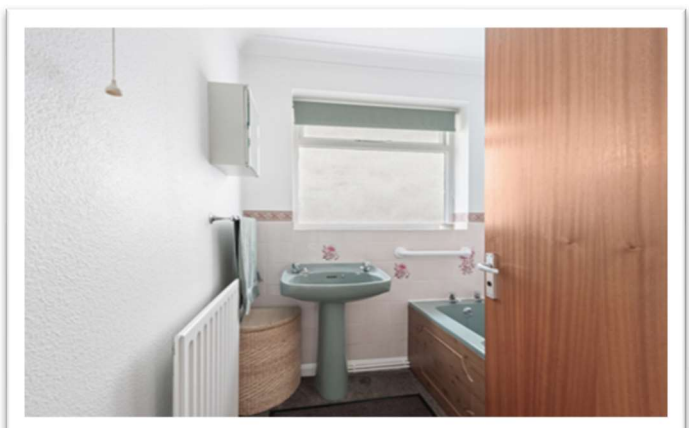
BATHROOM

Having window to side elevation, radiator, tiled splashbacks, panelled bath and pedestal hand basin.



CLOAKROOM

Having window to side elevation, covered ceiling, close coupled WC and wall mounted hand basin.



EXTERIOR

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

GARAGE

4.93m x 2.51m (16'2" x 8'2")

Having u-and-over door, window to rear, light and power.

REAR GARDEN

Being fully enclosed with side access. Being paved & gravelled for ease of maintenance with a garden shed.

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 C.

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.



Floorplan



Total area: approx. 84.7 sq. metres (911.6 sq. feet)

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.

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