



25 Allington Garden, Boston, PE21 9DR



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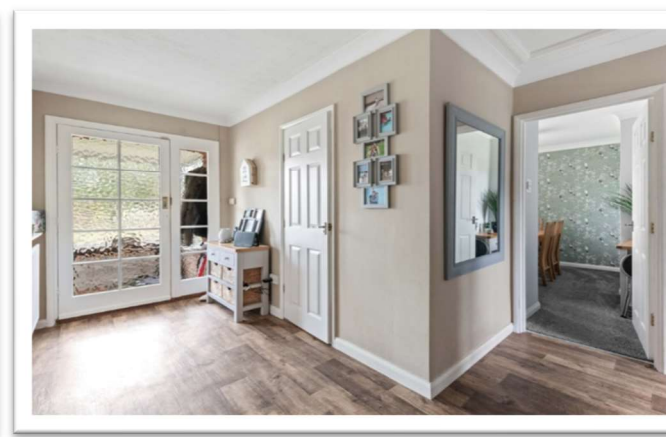
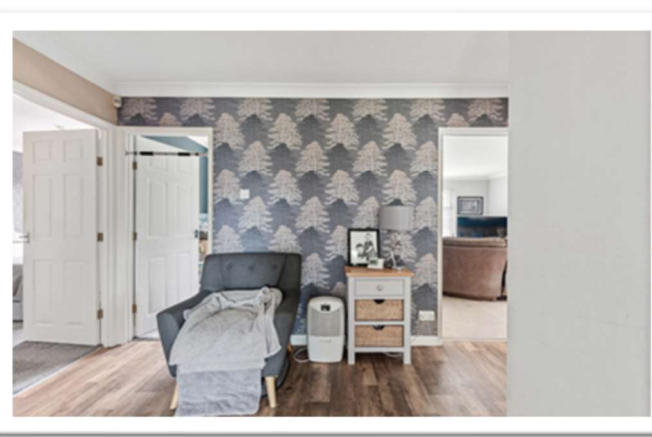
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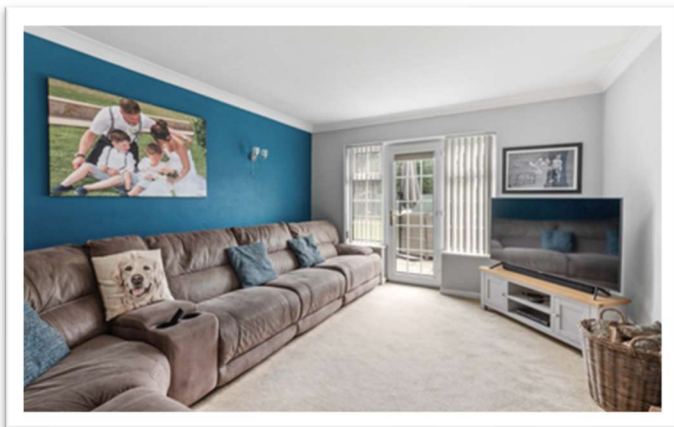
Offers over £285,000



## Key Features

- Detached bungalow
- Three bedrooms
- Lounge & dining room
- Kitchen & utility
- Off-road parking
- Enclosed rear garden
- Gas central heating
- Double glazing
- EPC rating D





A detached bungalow in a very desirable cul-de-sac location. Having well presented and spacious accommodation comprising: entrance porch, entrance hall, 16' lounge, dining room, fitted kitchen, utility room, hall, three bedrooms and bathroom. Outside the bungalow has a front garden with a driveway providing ample off-road parking whilst to the rear there is a good sized south facing enclosed lawned garden with an outdoor bar & seating area and a large shed/workshop. The property benefits from gas central heating & double glazing.

#### ACCOMMODATION

Part glazed uPVC door to the:

#### ENTRANCE PORCH

Of sealed unit double glazed uPVC frame construction on brick walls. Having small pane glazed door with side screen through to the:

#### ENTRANCE HALL

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

#### LOUNGE

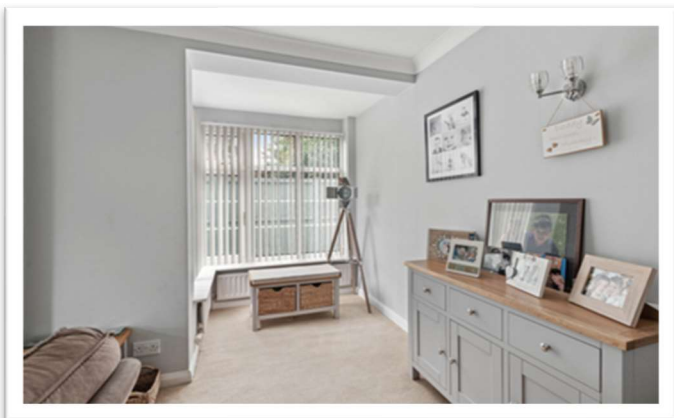
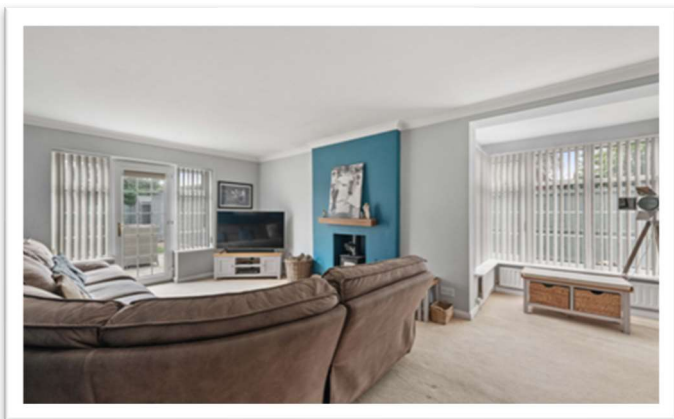
6.02m x 5.16m (19'10" x 16'11")

(max) Having part glazed uPVC door with windows to either side to rear elevation & garden, further window to side elevation, coved ceiling, two radiators, wall light points, television aerial connection point and fireplace recess with tiled hearth, oak beam mantle and inset multi-fuel burner.

#### DINING ROOM

2.77m x 2.72m (9'1" x 8'11")

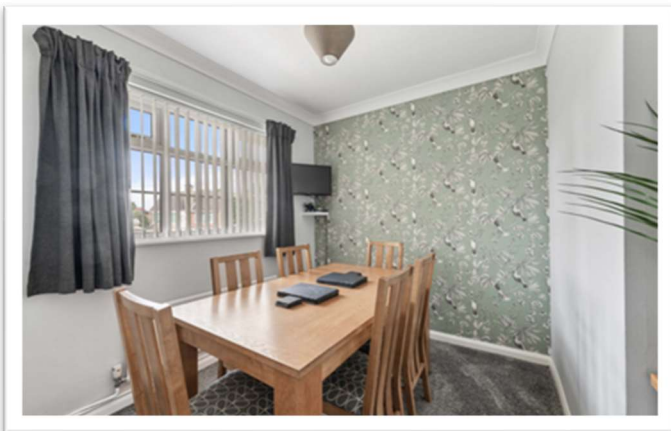
Having window to front elevation, coved ceiling and radiator.





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## KITCHEN

3.61m x 2.72m (11'10" x 8'11")

Having window to front elevation, coved ceiling and slate tile effect flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer & mixer tap and electric hob inset to work surface, cupboards, drawers & integrated dishwasher under, cupboards & extractor over. Work surface return with cupboards under, cupboards & wine rack over, tall unit to side housing integrated electric double oven with cupboard under & over. Further work surface with cupboards & integrated fridge under, cupboards over.



## UTILITY AREA

2.64m x 1.35m (8'8" x 4'5")

Having radiator and work surface with two appliance spaces under, cupboard over.



### HALL

Having part glazed uPVC doors to both front & rear elevations and radiator.

### BEDROOM THREE

5.18m x 2.44m (17'0" x 8'0")

Having windows to side & rear elevations and radiator.

### BEDROOM ONE

3.76m x 3.33m (12'4" x 10'11")

Having window to rear elevation, coved ceiling, radiator and built-in double cupboard.

### BEDROOM TWO

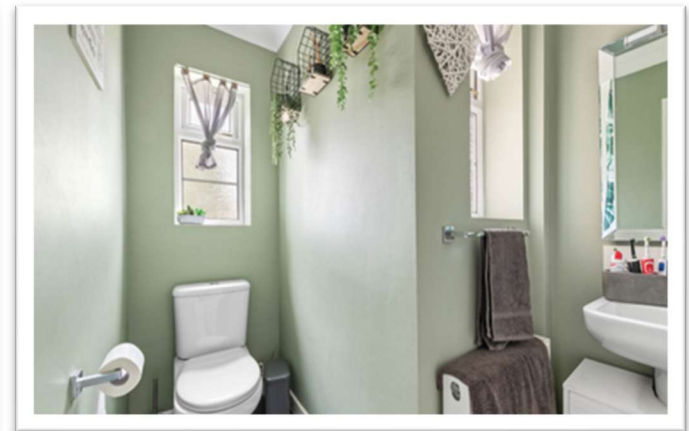
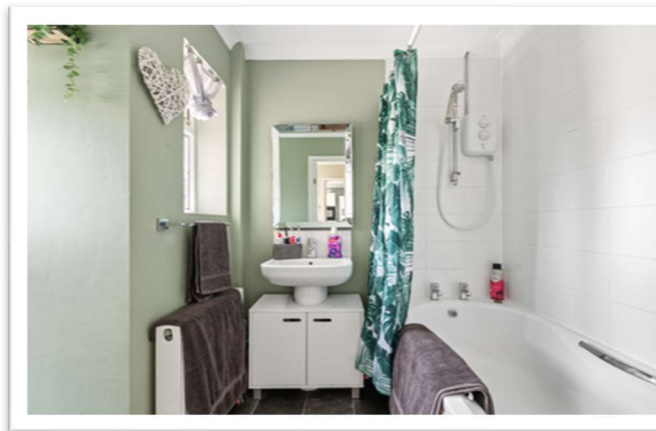
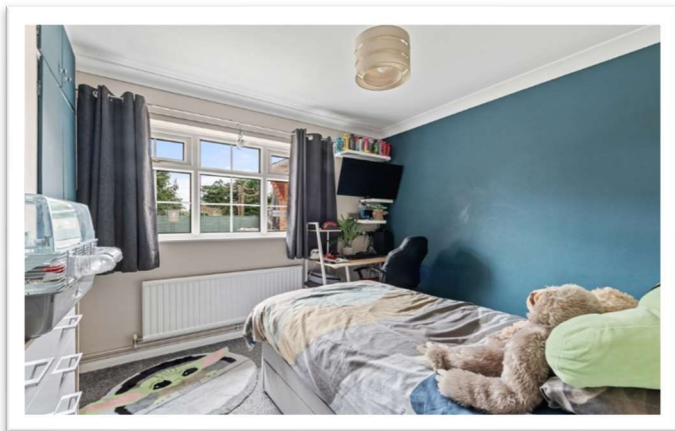
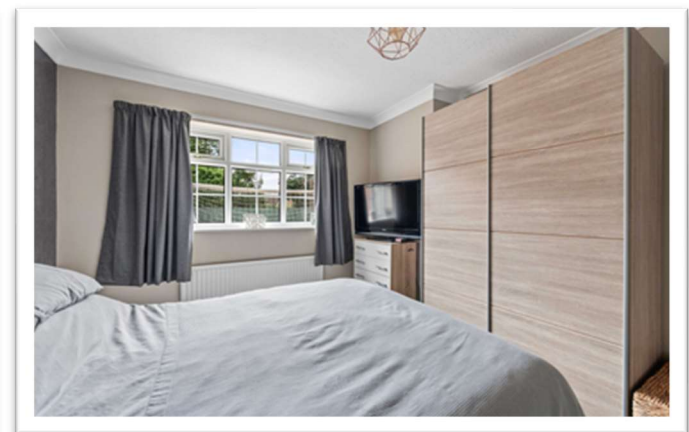
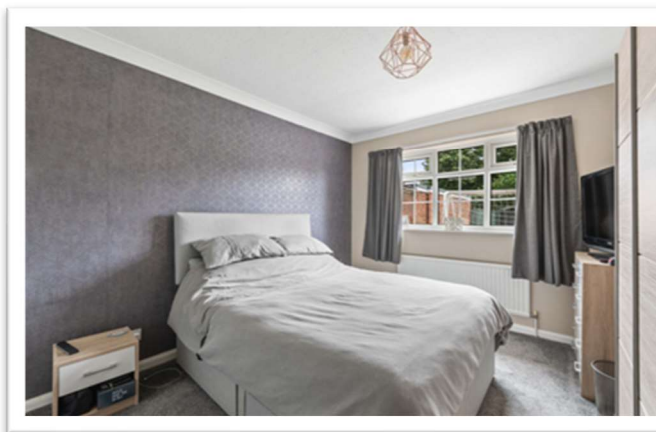
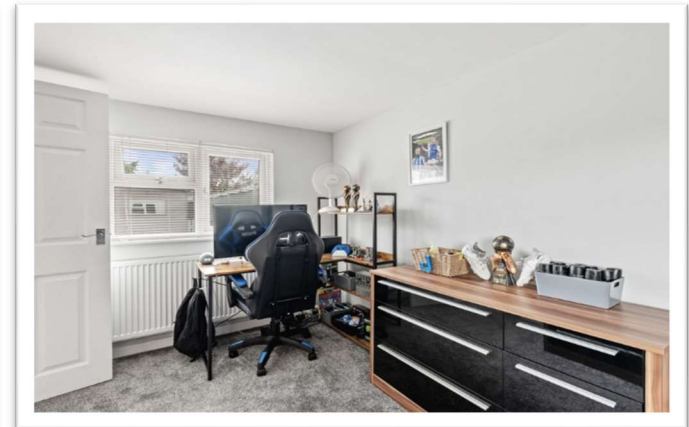
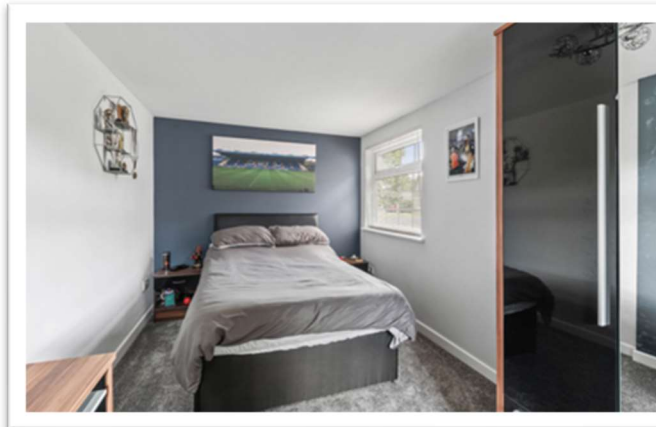
2.90m x 2.79m (9'6" x 9'2")

Having window to rear elevation, coved ceiling, radiator and built-in double cupboard.

### BATHROOM

Having two windows to front elevation, coved ceiling, radiator, tiled splashbacks, vinyl flooring and extractor fan. Fitted with a white suite comprising: panelled bath with electric shower fitting over, close coupled WC and pedestal wash hand basin.

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## EXTERIOR

To the front of the property there is a large lawned garden with a paved footpath leading to the front entrance door. A gravelled driveway provides ample off-road parking and there is gated access to the south facing:

## REAR GARDEN

Being enclosed by timber fencing, majority laid to lawn with paved patio area, two garden sheds and wood store.

## OUTDOOR BAR & SEATING AREA

6.56m x 2.36m (21'6" x 7'8")

With light & power.

## SHED/WORKSHOP

3.98m x 2.48m (13'1" x 8'1")

With light & power.

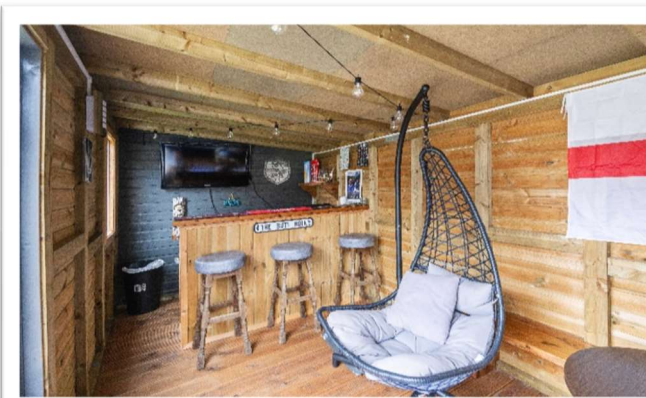
The property also has outside taps and electric sockets to the front & rear.

## SERVICES

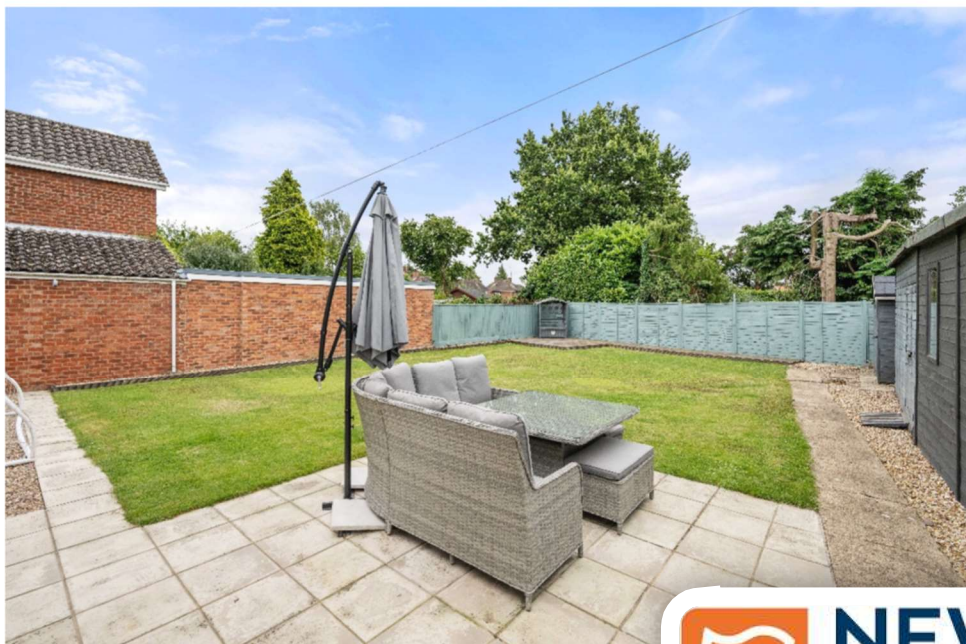
The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired combination boiler served by radiators and the property is double glazed. The current council tax is band D.

## VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.







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## Floorplan

### Ground Floor

Approx. 106.2 sq. metres (1143.4 sq. feet)



Total area: approx. 106.2 sq. metres (1143.4 sq. feet)



Newton Fallowell Boston (Sales)

01205 353100

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#### AGENT'S NOTES

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