



4 Coningsby Close, Boston, PE21 8HP



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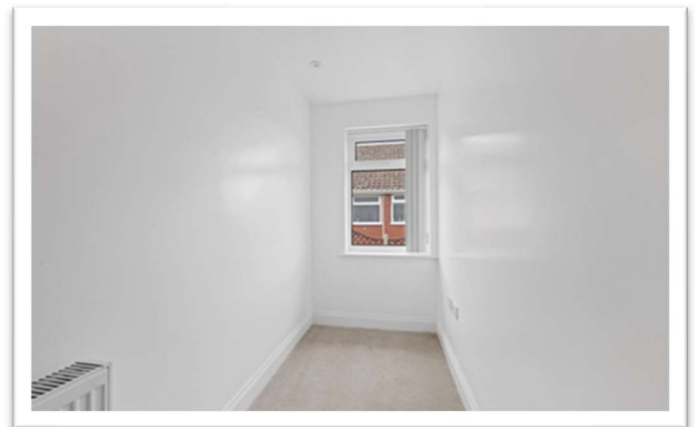
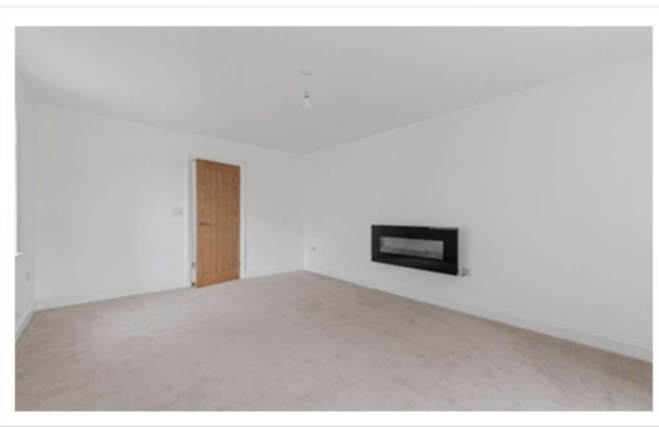
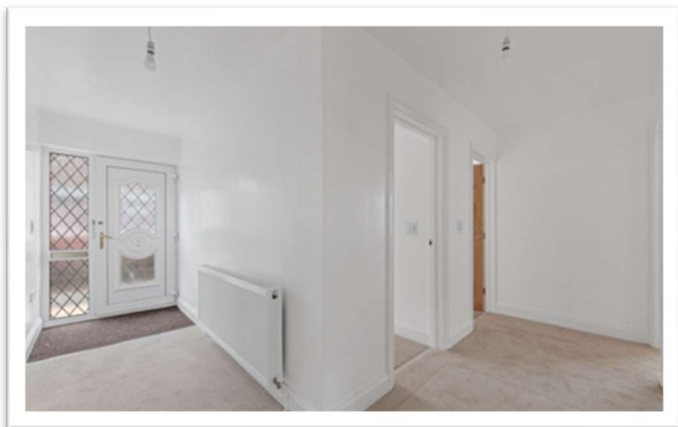
Freehold

£250,000



## Key Features

- Detached bungalow
- Three bedrooms
- Lounge, study & garden room
- Re-fitted kitchen & bathroom
- Driveway & garage
- Enclosed rear garden
- Fully renovated
- EPC rating D





A fully renovated detached bungalow in a popular residential location. The property has been updated throughout and has a new kitchen with integrated appliances and a re-fitted bathroom. Having accommodation comprising: entrance hall, lounge, study, dining kitchen, garden room, 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 gas central heating and double glazing.

### ACCOMMODATION

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



### ENTRANCE HALL

Having radiator.

### LOUNGE

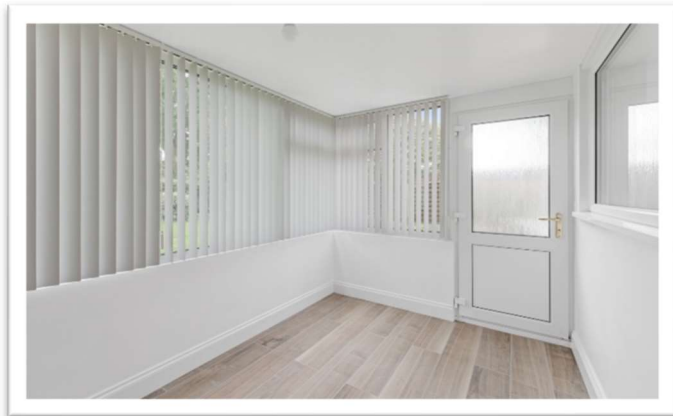
3.78m x 5.30m (12'5" x 17'5")

Having windows to side & rear elevations, radiator and wall mounted contemporary style electric fire.

### STUDY

1.33m x 3.09m (4'5" x 10'1")

Having window to side elevation with fitted vertical blinds, inset ceiling spotlights and radiator.



### DINING KITCHEN

4.28m x 3.50m (14'0" x 11'6")

Having window with fitted vertical blinds overlooking the garden room, window to side elevation with fitted vertical blinds, inset ceiling spotlights, radiator, wood effect flooring and walk-in pantry. 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 & electric hob inset to work surface, cupboards, drawers & integrated dishwasher under, cupboards & concealed cooker hood over. Tall unit to side housing integrated electric double oven with cupboards under & over and further tall unit to side with integrated fridge & freezer. Work surface return with cupboards under, cupboards over. Part glazed door to the:

### GARDEN ROOM

3.50m x 4.28m (11'6" x 14'0")

Having window to rear elevation, window & part glazed door to side elevation, fitted vertical blinds and wood effect flooring.

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### BEDROOM ONE

3.09m x 3.33m (10'1" x 10'11")

Having window to front elevation with fitted vertical blinds, inset ceiling spotlights and radiator.

### BEDROOM TWO

2.95m x 3.64m (9'8" x 11'11")

Having window to front elevation with fitted vertical blinds, inset ceiling spotlights and radiator.

### BEDROOM THREE

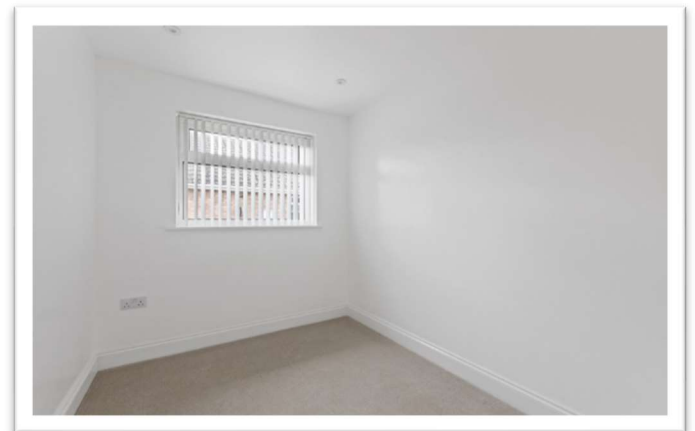
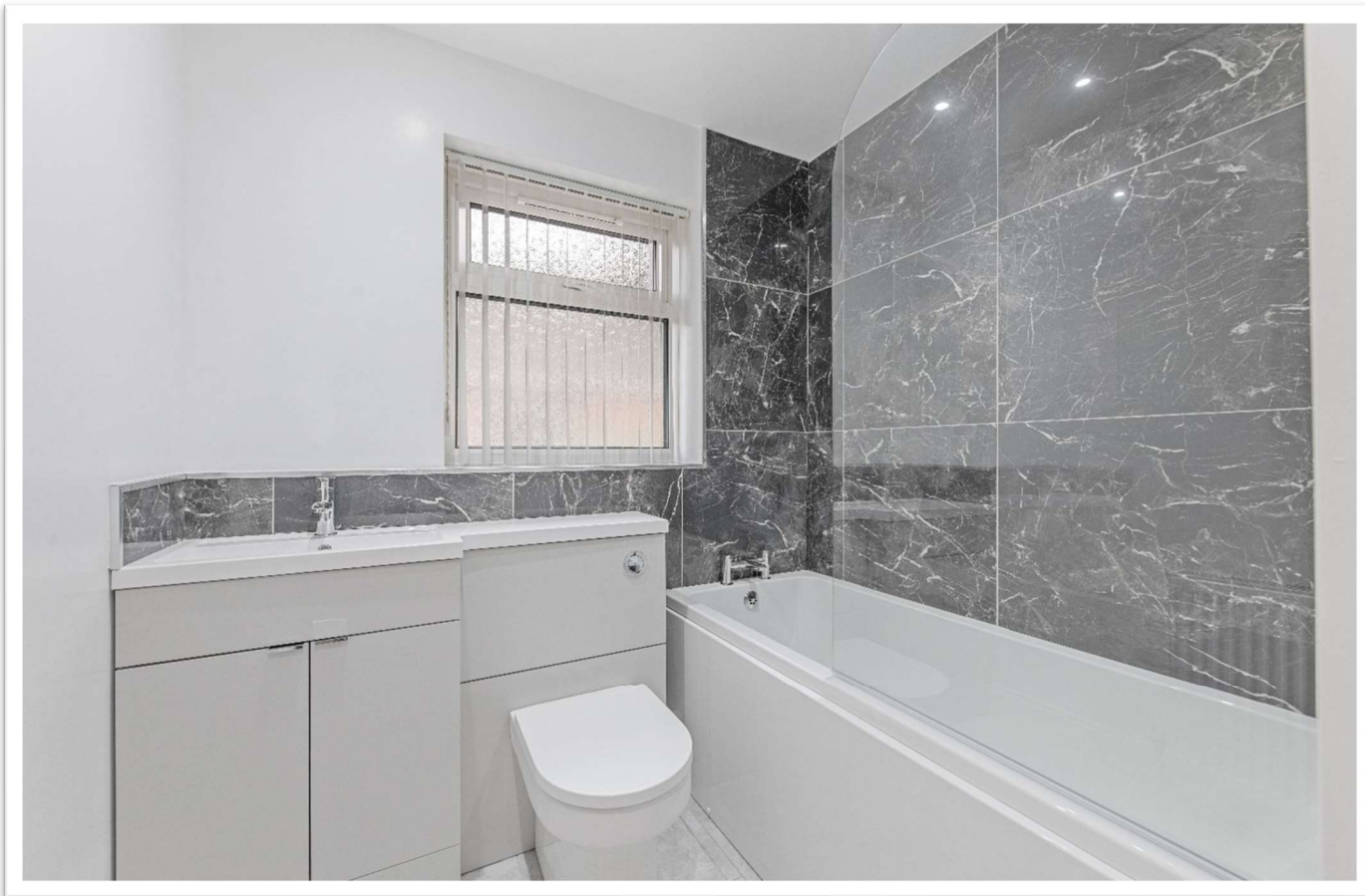
2.05m x 2.11m (6'8" x 6'11")

Having window to side elevation with fitted vertical blinds, inset ceiling spotlights and radiator.

### BATHROOM

Having window to side elevation with fitted vertical blinds, inset ceiling spotlights, radiator, tile effect flooring and tiled splashbacks. Fitted with a suite comprising: panelled bath with mixer shower fitting & anti-splash screen over, hand basin inset to vanity unit with cupboard under and WC with concealed cistern.

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## EXTERIOR

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

## GARAGE

2.58m x 4.69m (8'6" x 15'5")

Having up-and-over door, window to rear, light, power and gas fired boiler providing for both domestic hot water & heating

## REAR GARDEN

Being enclosed and laid to lawn with a paved patio.

## 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.

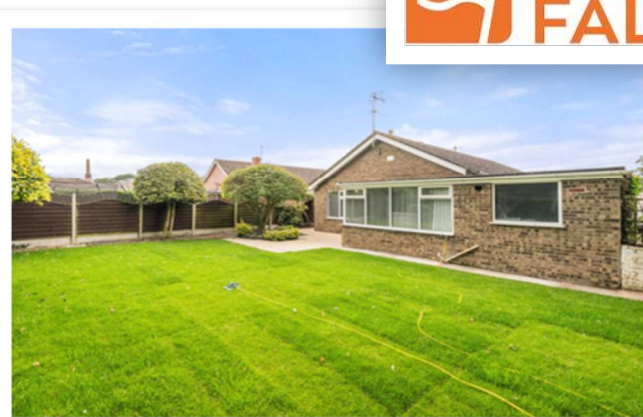
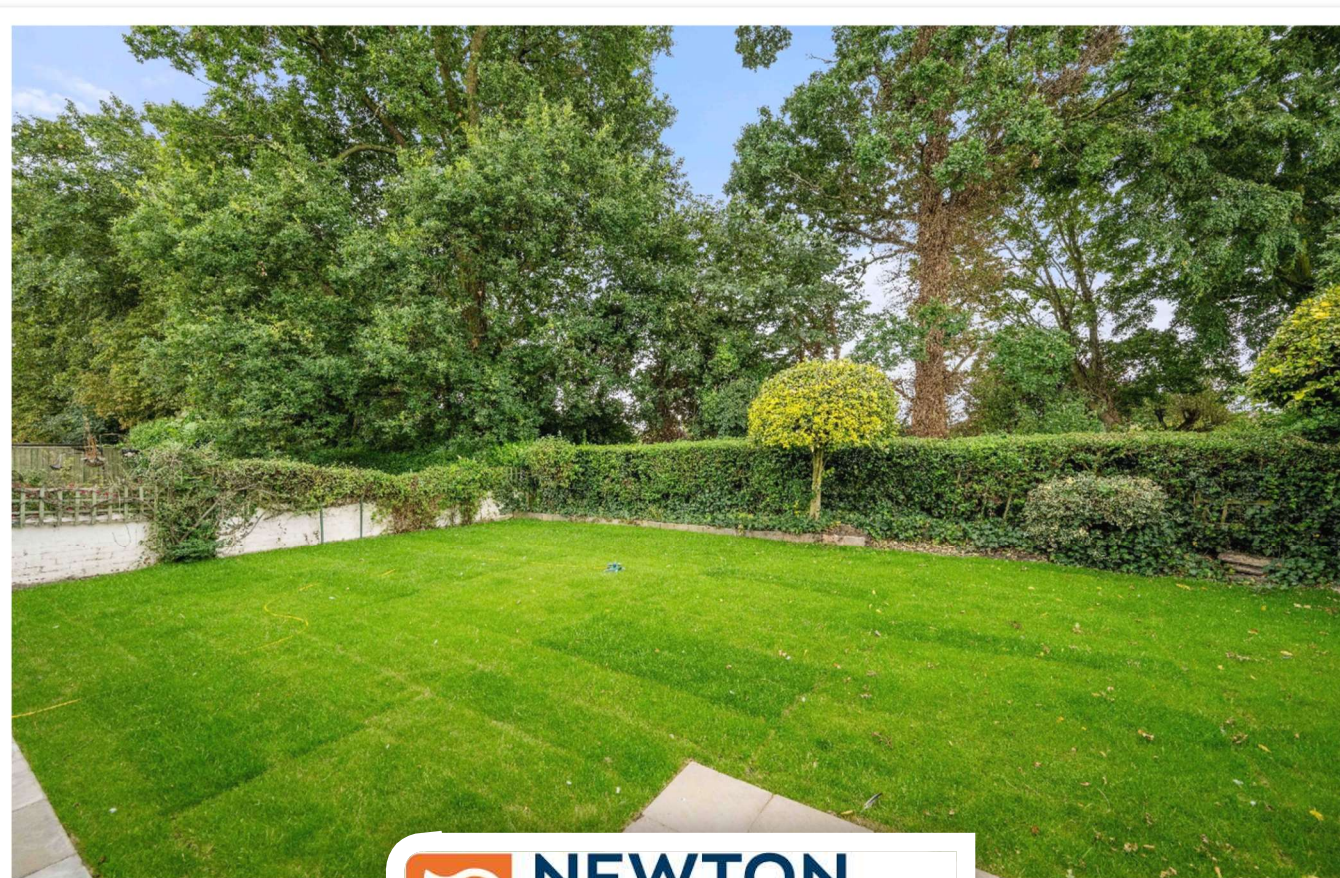
## VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

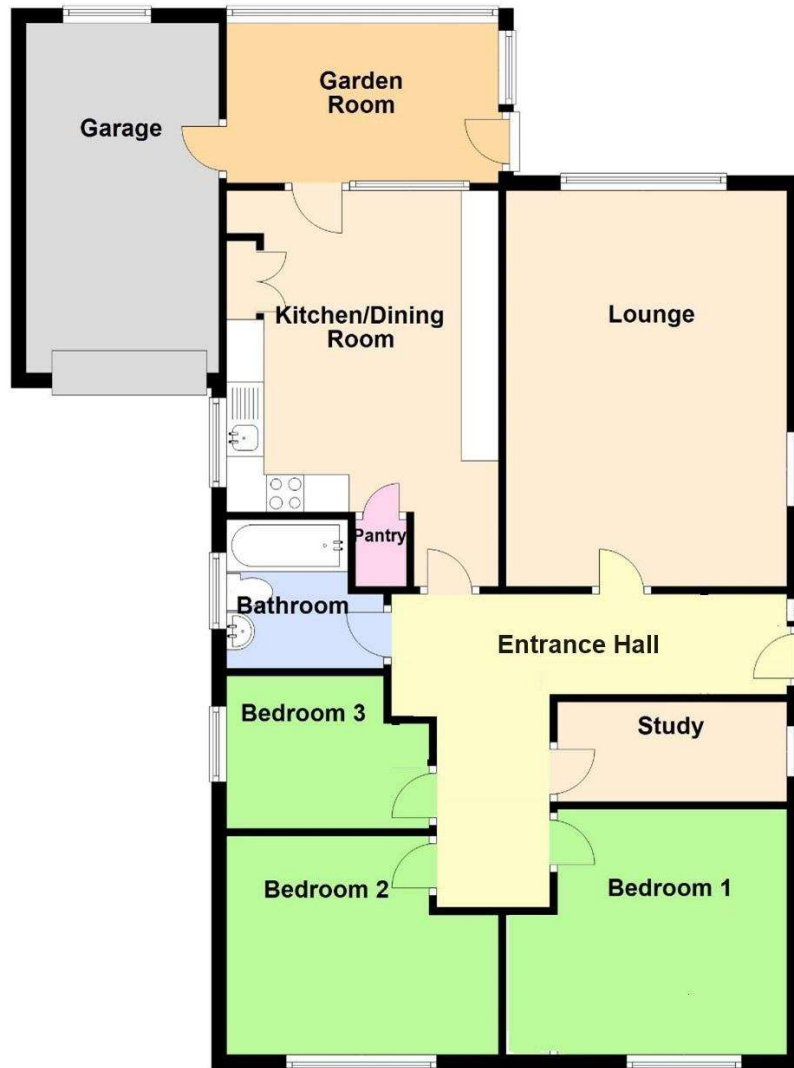
## AGENT'S NOTES

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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## Floorplan



Total area: approx. 108.2 sq. metres (1164.7 sq. feet)



 **NEWTON FALLOWELL**

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