



Whispering Trees, Willows Lane, Sibsey, Boston, PE21 0TG



2



1



1

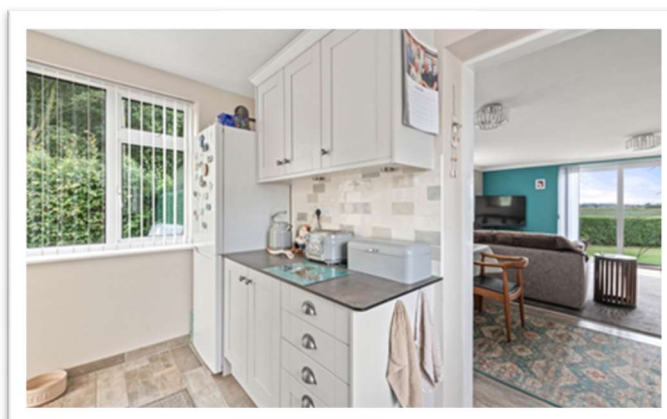
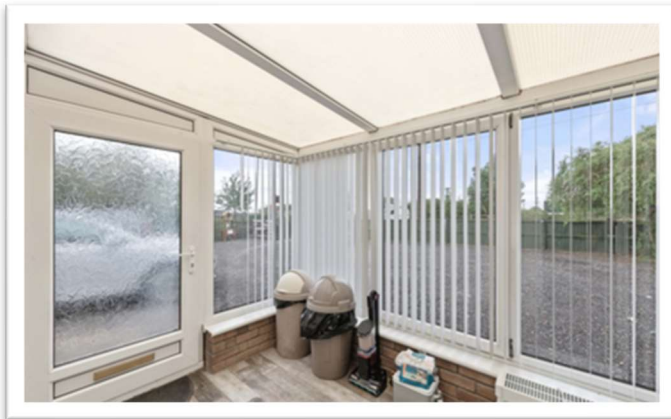
Freehold

£230,000



Key Features

- Detached bungalow
- Two double bedrooms
- Conservatory, kitchen & lounge/diner
- Shower room & separate WC
- Driveway providing ample off-road parking
- Enclosed rear garden with summerhouse
- Semi-rural with open view to rear
- NON-STANDARD CONSTRUCTION
- EPC rating D





An updated detached bungalow in a semi-rural location with an open view to the rear. The property is of a non-standard construction and has well presented accommodation comprising: conservatory, kitchen, lounge/diner, hallway, shower room, separate WC and two double bedrooms. Outside the property has a driveway providing ample off-road parking and enclosed rear garden with a summerhouse. The property benefits from electric heaters & double glazing.

ACCOMMODATION

Glazed entrance door through to the:

CONSERVATORY

2.00m x 3.00m (6'7" x 9'10")

Of sealed unit double glazed uPVC frame construction on brick walls with polycarbonate roof. Having wood effect flooring and door to the:

KITCHEN

2.49m x 3.73m (8'2" x 12'2")

Having windows to both side elevations and wood effect flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl undercounter sink with mixer tap inset to work surface, cupboards, space & plumbing for automatic washing machine under.

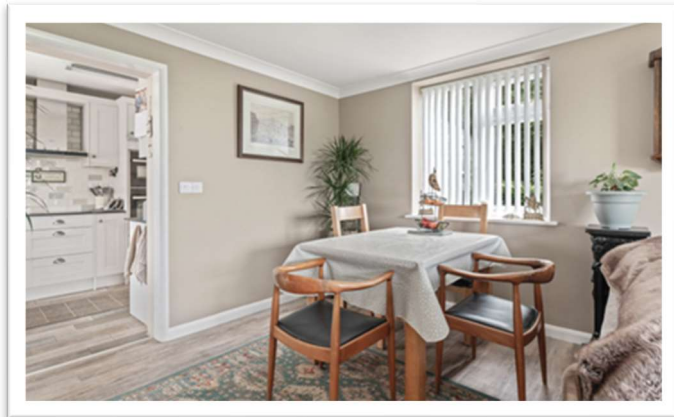
Work surface return with inset electric hob, cupboards & drawers under, cupboards & stainless steel cooker hood over, tall unit to side housing integrated electric double oven with cupboards under & over.

Further work surface with cupboard & drawers under, cupboards over and space for upright fridge/freezer to side.

LOUNGE/DINING ROOM

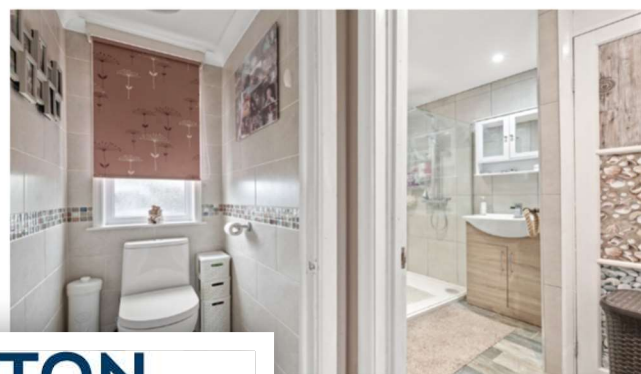
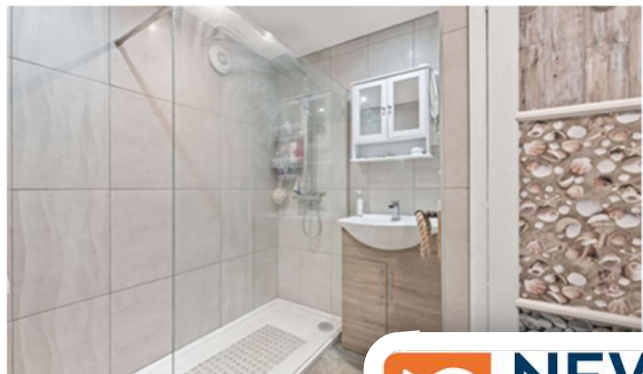
5.40m x 6.50m (17'8" x 21'4")

(max) Having two windows to side elevation, sliding doors to rear elevation & garden, coved ceiling and electric heater.



 **NEWTON FALLOWELL**





HALL

0.92m x 4.78m (3'0" x 15'8")

Having part glazed door to rear elevation & garden.

SHOWER ROOM

1.90m x 2.52m (6'2" x 8'4")

Having inset ceiling spotlights, tiled walls, wood effect flooring, extractor and built-in airing cupboard housing hot water cylinder. Fitted with a suite comprising: walk-in shower enclosure with mixer shower fitting and hand basin inset to vanity unit with cupboard under.

SEPARATE WC

Having window to rear elevation, coved ceiling, tiled walls, tiled floor and close coupled WC.

BEDROOM ONE

3.12m x 4.00m (10'2" x 13'1")

Having window to rear elevation, coved ceiling, electric heater and ceiling fan/light fitting.

BEDROOM TWO

3.00m x 4.00m (9'10" x 13'1")

Having window to front elevation, coved ceiling and two built-in wardrobes with sliding doors.



EXTERIOR

To the front of the property there is a large gravelled area providing ample off-road parking. Gated access to the:

REAR GARDEN

Being enclosed and having a large paved patio with raised planter, shaped lawn, greenhouse & garden store.

SUMMERHOUSE

With sliding patio doors, inset ceiling spotlights and bar area.

SERVICES

The property has mains electricity & water connected. Drainage is to a septic tank. Heating is via electric heaters and the property is double glazed. The current council tax is band A.

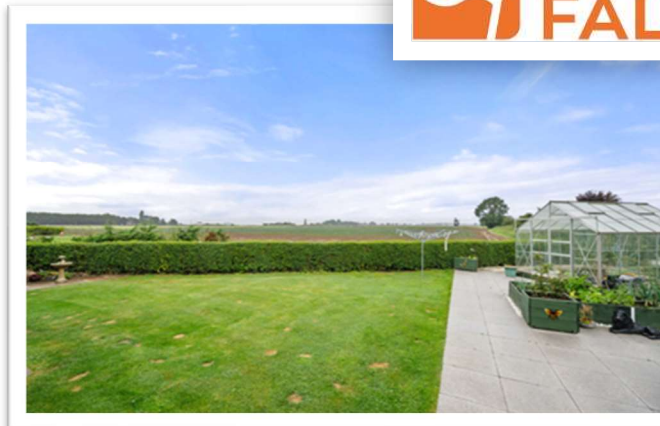
VIEWING

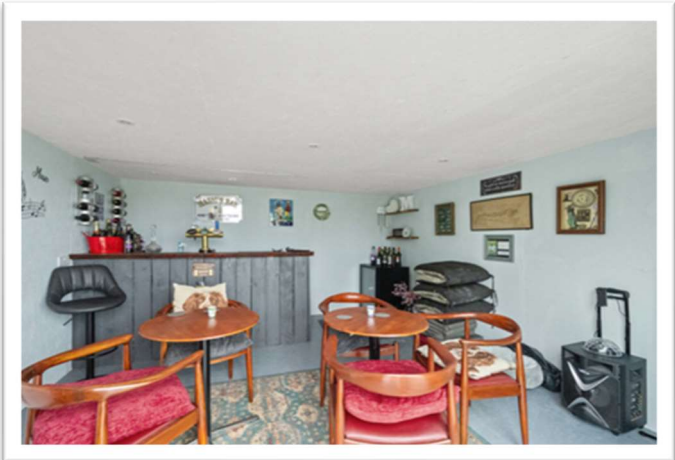
By appointment with Newton Fallowell - telephone 01205 353100.

AGENTS NOTE

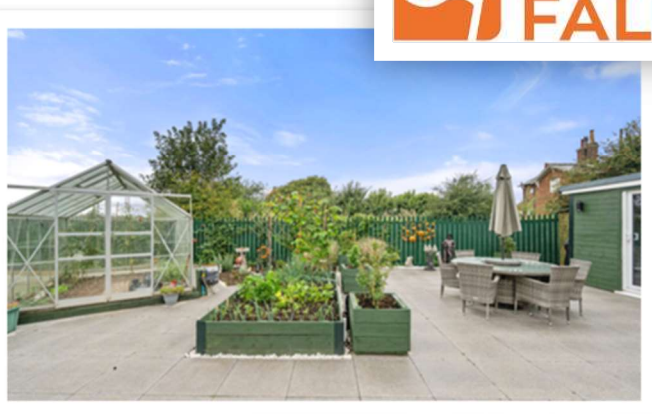
Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot 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. 84.1 sq. metres (905.0 sq. feet)



 **NEWTON FALLOWELL**

Newton Fallowell Boston (Sales)

01205 353100

boston@newtonfallowell.co.uk