



1 Amos Way, Sibsey, Boston



3



1



1

Freehold

Offers in excess of £260,000



Key Features

- Detached bungalow
- Three double bedrooms
- Recently renovated
- Integrated appliances
- Oak doors & Karndean flooring
- Village location
- EPC rating D





A three-bedroom detached bungalow which has recently been renovated throughout in a popular village location. Situated on a corner plot with a driveway and garage. Having accommodation finished to a high standard comprising: entrance hall, kitchen diner, utility, lounge, three bedrooms and bathroom. Outside the property has off-road parking to the front, garage and an enclosed garden. NO CHAIN.



ACCOMMODATION

ENTRANCE HALL

LOUNGE

3.47m x 5.50m (11'5" x 18'0")

KITCHEN DINER

2.99m x 4.70m (9'10" x 15'5")



UTILITY

1.48m x 3.15m (4'11" x 10'4")

BEDROOM ONE

4.37m x 3.07m (14'3" x 3'1")

BEDROOM TWO

3.00m x 3.00m (9'10" x 9'10")

BEDROOM THREE

2.89m x 3.00m (9'6" x 9'10")

BATHROOM

EXTERIOR

Outside the property is situated on a corner plot, with garden to either sides and to the rear, gravel driveway and garage with light and power.

SERVICES

The property has mains electricity & water connected.

Heating is via KYROS low consumption digital radiators in a low profile, eco-design which are easily controllable with timers and thermostats. The current council tax is band C.

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

 **NEWTONFALLOWELL**

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.

Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.





Floorplan



Total area: approx. 92.0 sq. metres (990.6 sq. feet)



Newton Fallowell Boston (Sales)

01205 353100

boston@newtonfallowell.co.uk