



16 Abbey Road, Swineshead, Boston, PE20 3EN



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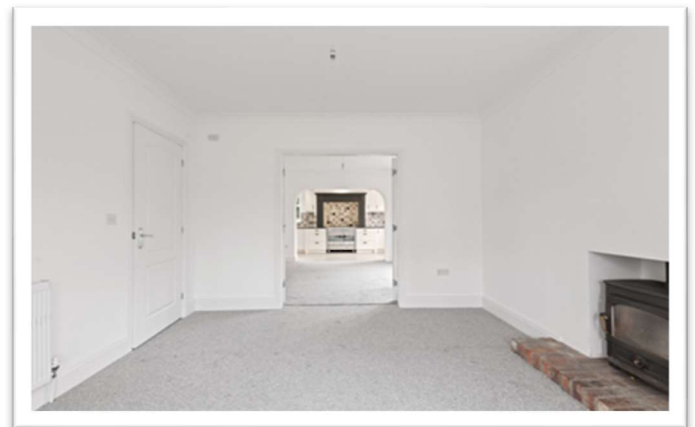
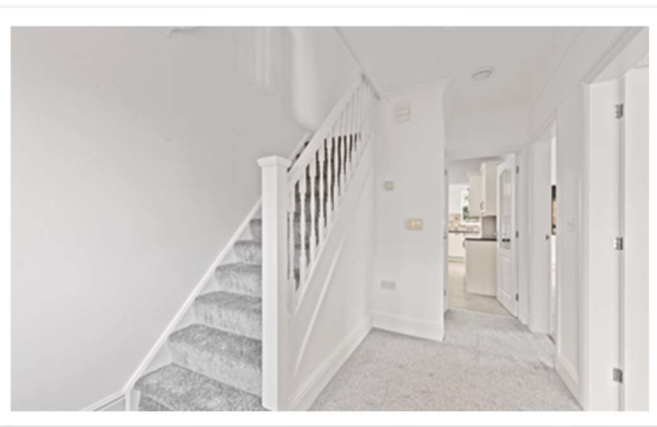
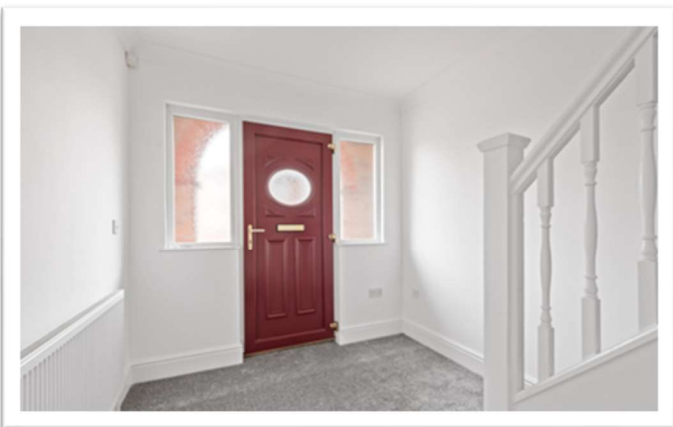
Freehold

Offers in excess of £300,000



Key Features

- Detached house
- Five bedrooms
- Lounge & dining room
- Cloakroom, en-suite & bathroom
- Driveway & garage
- Enclosed gardens
- NO CHAIN
- EPC rating D





A detached house in a popular village location. Recently decorated and with majority new floor coverings the property has over 1,700 square feet of accommodation comprising: entrance hall, cloakroom, lounge with multi-fuel burner, dining room and fitted kitchen with granite work surfaces & integrated appliances to ground floor. Master bedroom with en-suite bathroom with separate shower, four further bedrooms and bathroom with separate shower to first floor. Outside the property has a block paved driveway providing off-road parking, a garage and enclosed gardens. The property benefits from gas central heating & double glazing. NO CHAIN



ACCOMMODATION

Porch recess with part glazed entrance doors & windows to side through to the:

ENTRANCE HALL

Having coved ceiling, radiator, alarm control panel, smoke alarm and staircase rising to first floor.

CLOAKROOM

Having window to side elevation overlooking the covered side passage, radiator, tiled floor, extractor, close coupled WC and wall mounted hand basin with tiled splashback.

LOUNGE

3.66m x 4.28m (12'0" x 14'0")

Having bay window to front elevation, window to side elevation, coved ceiling, radiator, television aerial connection point and feature fireplace recess with brick hearth and inset multi-fuel burner. Glazed double doors through to the:



DINING ROOM

3.63m x 4.30m (11'11" x 14'1")

Having bay window to side elevation, coved ceiling and two radiators. Archway to the:

KITCHEN

4.88m x 6.24m (16'0" x 20'6")

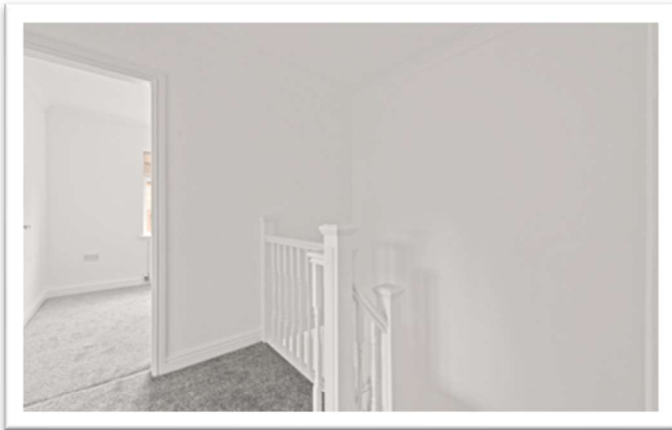
(max - L-shaped) Having windows to side & rear elevations, window & part glazed door to other side elevation, door to covered passage, coved ceiling with inset ceiling spotlights, two radiators and tiled floor. Fitted with a range of base & wall units with granite work surfaces & tiled splashbacks incorporating: undercounter sink with mixer tap inset to work surface, integrated dishwasher & washing machine, integrated microwave, american style fridge/freezer and gas range style cooker.

COVERED SIDE PASSAGE

With part glazed doors to front & rear elevations and door to garage.

 **NEWTON FALLOWELL**





FIRST FLOOR LANDING

Having coved ceiling, radiator, access to roof space, smoke alarm and opening to a further landing area with window to rear elevation.

MASTER BEDROOM

3.66m x 3.67m (12'0" x 12'0")

Having window to side elevation, coved ceiling, radiator, television aerial & telephone connection points.

EN-SUITE

Having window to side elevation, coved ceiling with inset ceiling spotlights, heated towel rail, extractor, shaver point, tiled walls and tile effect flooring. Fitted with a suite comprising: shower enclosure with mixer shower fitting, panelled spa bath with mixer tap, close coupled WC and pedestal hand basin.



BEDROOM TWO

3.39m x 3.66m (11'1" x 12'0")

Having windows to front & side elevations, coved ceiling, radiator, television aerial & telephone connection points.



BEDROOM THREE

2.74m x 4.05m (9'0" x 13'4")

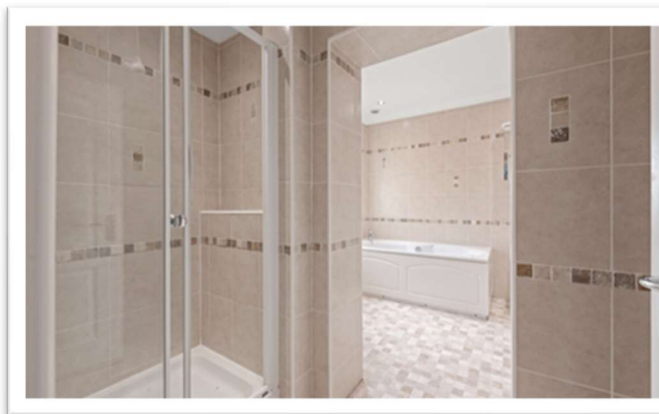
Having two windows to front elevation, coved ceiling, radiator, television aerial & telephone connection points.



BEDROOM FOUR

2.49m x 2.83m (8'2" x 9'4")

Having window to rear elevation, coved ceiling, radiator, television aerial & telephone connection points and built-in wardrobe with hanging rail & shelving.



BEDROOM FIVE

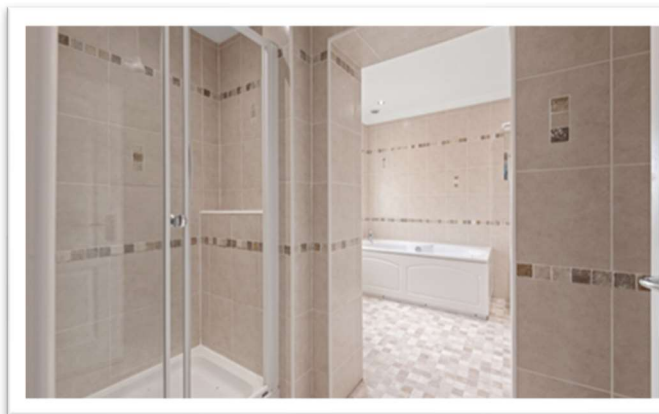
2.62m x 2.74m (8'7" x 9'0")

Having window to front elevation, coved ceiling, radiator, television aerial & telephone connection points.



BATHROOM

Having window to side elevation, coved ceiling with inset ceiling spotlights, two heated towel rails, tiled walls, tile effect flooring, extractor and airing cupboard housing hot water cylinder. Fitted with a suite comprising: shower enclosure with mixer shower fitting, panelled spa bath with mixer tap, close coupled WC and pedestal hand basin.



EXTERIOR

To the front of the property there is a shaped lawn and a block paved driveway provides ample off-road parking leading to the:

GARAGE

2.79m x 5.35m (9'2" x 17'7")

Having electric remote controlled roller door, window to rear, light, power, electric vehicle charging point and wall mounted gas fired boiler providing for both domestic hot water & heating.

REAR GARDEN

To the side of the property there is a lawned garden with a block paved footpath and garden shed. To the rear of the property there is a block paved area and the gardens are enclosed by timber fencing.

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 D.

VIEWING

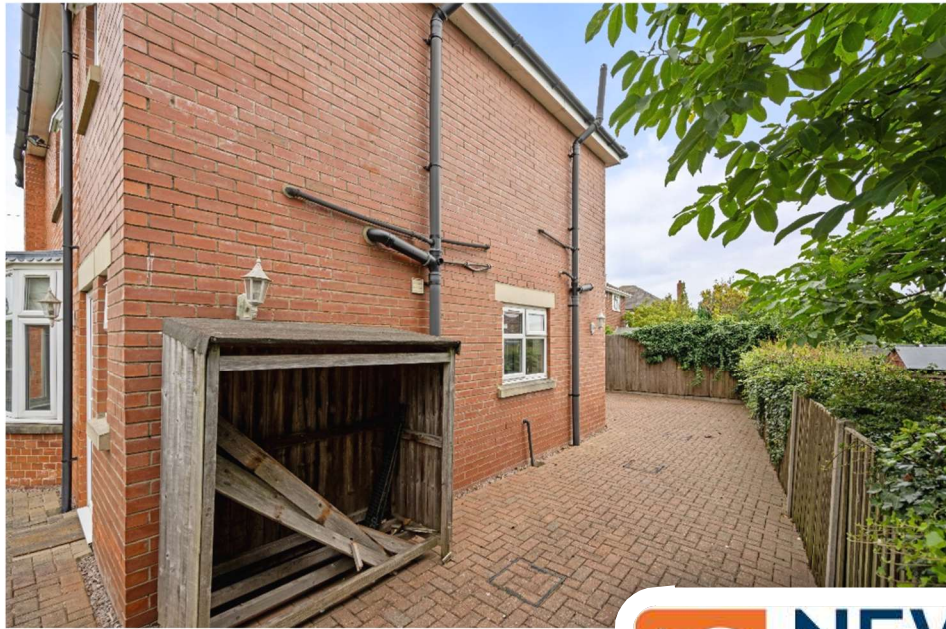
By appointment with Newton Fallowell - telephone 01205 353100.

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.

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.

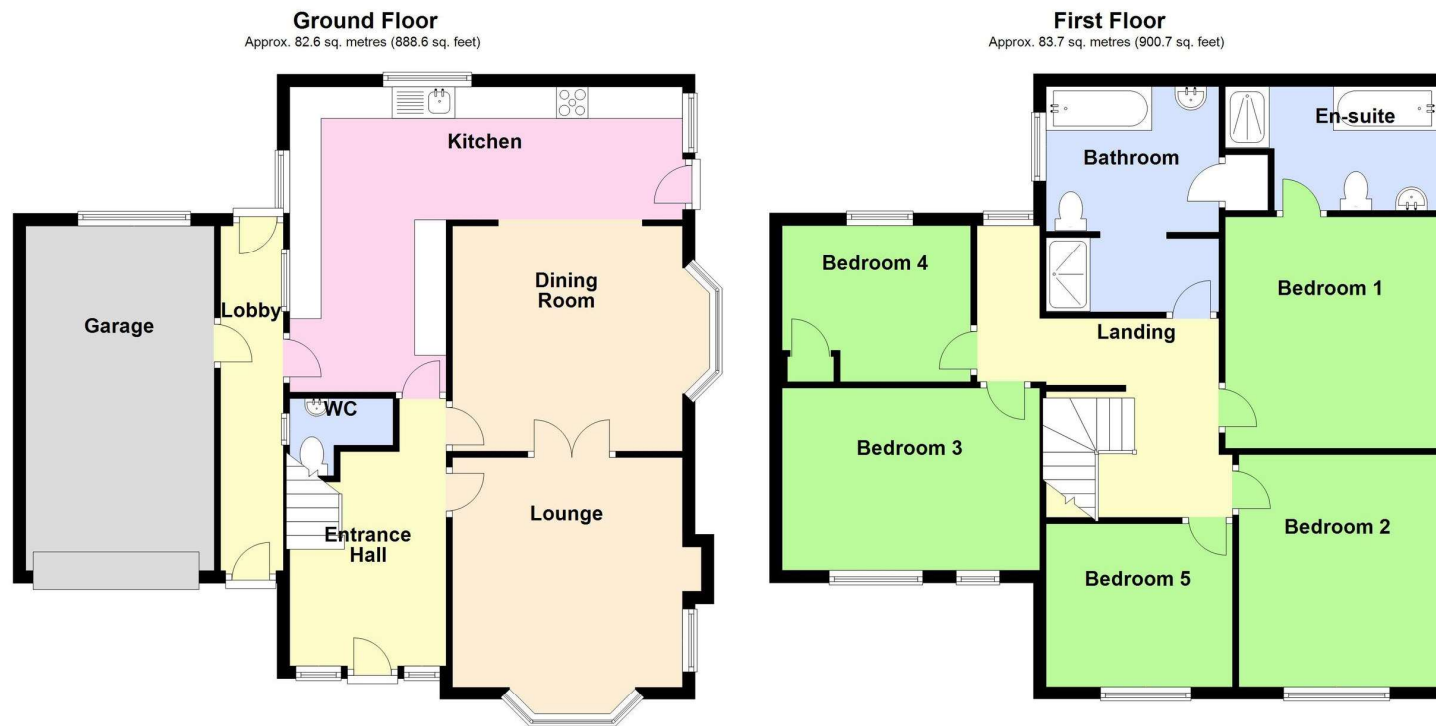




 **NEWTON
FALLOWELL**



Floorplan



Total area: approx. 166.2 sq. metres (1789.3 sq. feet)



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