



55 Park Avenue, Sutterton, Boston, PE20 2JR



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Freehold

£190,000



## Key Features

- Detached bungalow
- Three bedrooms
- Lounge & kitchen
- Conservatory & shower room
- Driveway & garage
- Enclosed rear garden
- EPC rating D





A detached bungalow in a village location backing on to a spinney & field beyond. Having accommodation comprising: entrance hall, lounge with multi-fuel burner, kitchen, conservatory, three bedrooms and shower room. Outside the property has a driveway providing off-road parking, a garage and an enclosed low maintenance rear garden. The property benefits from oil fired central heating and double glazing.

#### ACCOMMODATION

Part glazed uPVC front entrance door through to the:



#### ENTRANCE HALL

Having coved ceiling, radiator, smoke alarm, dado rail, laminate flooring and access to roof space.

#### LOUNGE

3.21m x 5.74m (10'6" x 18'10")

Having bow window to front elevation, coved ceiling, radiator, laminate flooring, television aerial & telephone connection points and fireplace with tiled back, inset multi-fuel burner and wooden surround.



#### KITCHEN

3.03m x 3.22m (9'11" x 10'7")

Having window to rear elevation overlooking the conservatory, inset ceiling spotlights, radiator and tiled floor. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboard, space & plumbing for automatic washing machine under. Work surface return with cupboards & drawers under, cupboards over. Further work surface return with cupboard under, cupboard & open-ended shelving over. Further work surface with inset electric hob, cupboard & appliance space under, extractor over, tall unit to side housing integrated electric oven with cupboards under & over. Part glazed door to the:



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#### CONSERVATORY

3.65m x 4.82m (12'0" x 15'10")

Of sealed unit double glazed uPVC frame construction on brick walls with insulated roof. Having glazed doors to both side elevations, tile effect vinyl flooring and door to garage.

#### BEDROOM ONE

3.22m x 3.87m (10'7" x 12'8")

Having window to front elevation and radiator.

#### BEDROOM TWO

2.87m x 3.22m (9'5" x 10'7")

Having window to rear elevation and radiator.

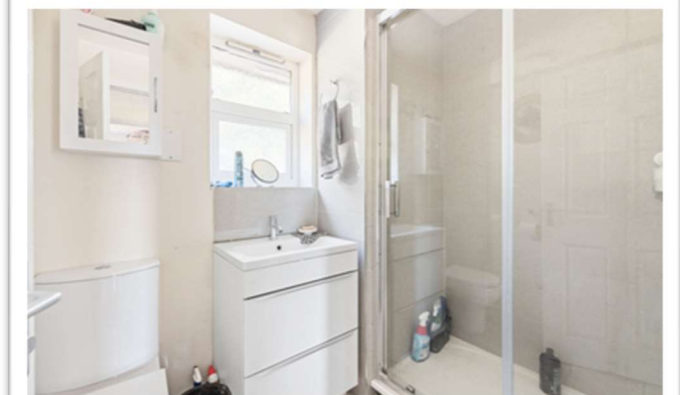
#### BEDROOM THREE

2.34m x 3.65m (7'8" x 12'0")

Having window to rear elevation, radiator and built-in storage cupboard.

#### SHOWER ROOM

Having window to rear elevation, heated towel rail, tiled floor, fully tiled shower enclosure with mixer shower fitting, close coupled WC and hand basin inset to vanity unit with drawers under.



### EXTERIOR

To the front of the property there is a low maintenance gravelled garden. A driveway provides off-road parking and leads to the:

### GARAGE

2.75m x 5.44m (9'0" x 17'10")

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

### REAR GARDEN

Being enclosed and laid to gravel for ease of maintenance with a paved patio, garden shed, greenhouse and oil storage tank.

### SERVICES

The property has mains electricity, water and drainage connected. Heating is via an oil fired boiler serving radiators and the property is double glazed. The current council tax is band A.

### 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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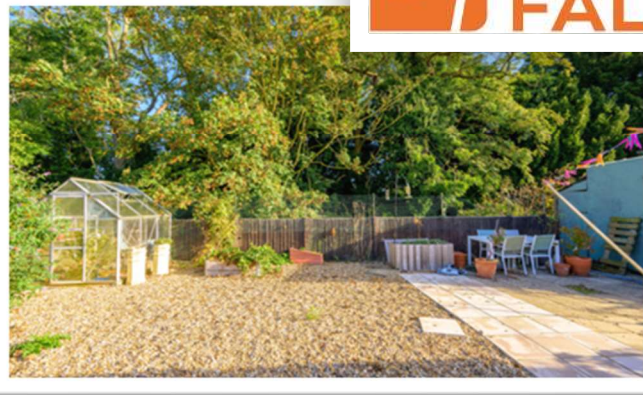


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## Floorplan



Total area: approx. 105.4 sq. metres (1135.0 sq. feet)



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