



Catley House, Church View, Freiston, Boston, PE22 0LE

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Freehold

Offers in the region of £135,000



## Key Features

- Semi-detached house
- Two bedrooms
- Lounge & dining room
- Kitchen & bathroom
- Enclosed rear garden
- IN NEED OF UPDATING
- NO CHAIN
- EPC rating E





A semi-detached house set in a village location and overlooking St James Church to the front and within a short walking distance to the village shop & post office and a butchers shop. The property is in need of updating and has accommodation comprising: dining room, lounge, kitchen and bathroom to ground floor. Two bedrooms to first floor. NO CHAIN

#### ACCOMMODATION

Part glazed uPVC side entrance door to the:

#### DINING ROOM

2.8m x 3.52m (9'2" x 11'6")

Having window to side elevation, radiator, staircase rising to first floor and understairs cupboard housing electric boiler (need replacing) and hot water cylinder.

#### LOUNGE

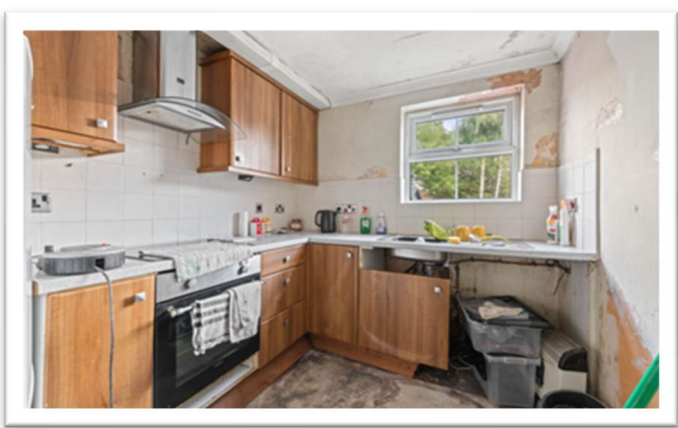
3.71m x 4.22m (12'2" x 13'10")

Having window to front elevation, radiator, beams to ceiling and fireplace recess with tiled back & hearth.

#### KITCHEN

2.27m x 2.63m (7'5" x 8'7")

Having window to rear elevation, access to roof space, work surface with tiled splashback, inset stainless steel sink & drainer, cupboards under. Work surface return with inset electric hob, integrated electric oven, cupboard & drawers under, cupboards & extractor over.



#### BATHROOM

Having window to rear elevation, heated towel rail, tiled walls, tiled floor and extractor. Fitted with a suite comprising: freestanding roll-top bath, shower enclosure with electric shower fitting, close coupled WC and hand basin inset to vanity unit with cupboards & drawers under.

#### FIRST FLOOR LANDING

Having smoke alarm.

#### BEDROOM ONE

3.68m x 4.17m (12'1" x 13'8")

Having window to front elevation and radiator.

#### BEDROOM TWO

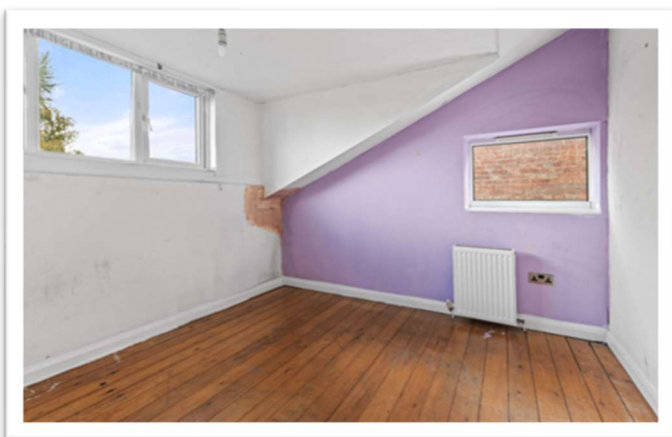
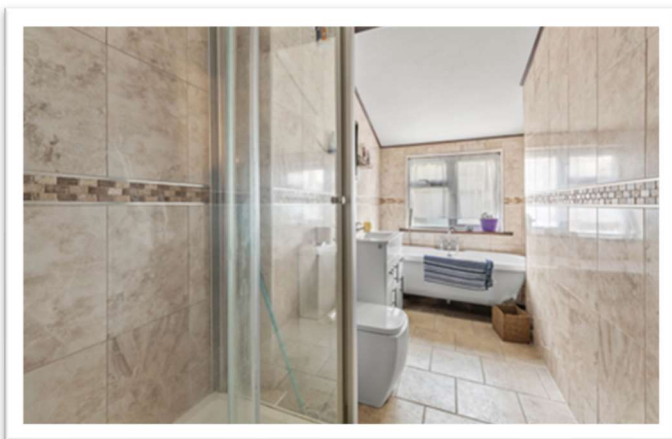
3.34m X 2.74m (10'11" x 8'11")

Having window to side elevation, dormer style window to rear elevation and radiator.

#### EXTERIOR

To the front of the property there is a small paved garden enclosed by picket fencing with a hand gate giving access to a footpath leading to the side entrance door and to gated access to the:





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### REAR GARDEN

Being enclosed by timber fencing and having a garden shed & summerhouse.

### SERVICES

The property has mains electricity, water and drainage connected. Heating is via an electric 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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## Floorplan



*Church to front*

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