



7 Hall Lane, Benington, Boston, PE22 0DX



3



1



2

Freehold

£189,950



Key Features

- Semi-detached house
- Three bedrooms
- Re-fitted dining kitchen
- Re-fitted bathroom
- Driveway providing off-road parking
- Enclosed rear garden
- NO CHAIN
- EPC rating D





A recently renovated semi-detached house in a village location. The property has been updated throughout and has new floor coverings, a re-fitted kitchen and bathroom. Having accommodation comprising: entrance hall, lounge, dining kitchen and utility to ground floor. Three bedrooms and bathroom to first floor. Outside the property has a front garden, a driveway providing off-road parking and an enclosed rear garden. The property benefits from electric central heating and double glazing. NO CHAIN

ACCOMMODATION

Part glazed uPVC front entrance door with canopy over through to the:

ENTRANCE HALL

Having radiator, smoke alarm, telephone connection point, built-in cupboard and staircase rising to first floor.

LOUNGE

3.59m x 4.18m (11'10" x 13'8")

Having window to front elevation and radiator. Opening to the:

DINING KITCHEN

2.67m x 5.84m (8'10" x 19'2")

Forming two areas comprising:

DINING ROOM

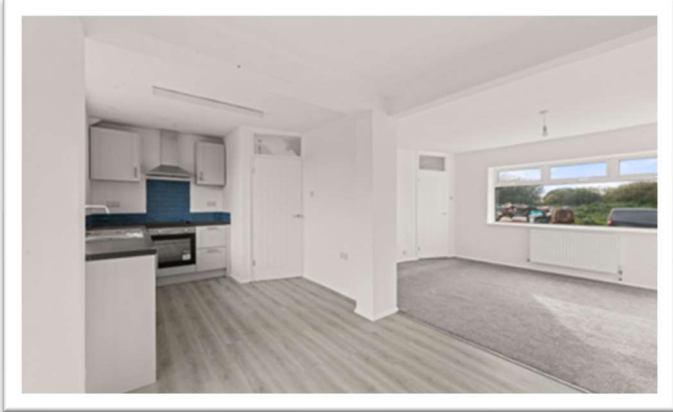
Having french doors to rear elevation & garden, radiator and wood effect flooring. Open to the:

KITCHEN

Having window to rear elevation and wood effect flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards & appliance space under. Work surface return with inset electric hob, integrated electric oven & drawers under, cupboards & stainless steel cooker hood over.

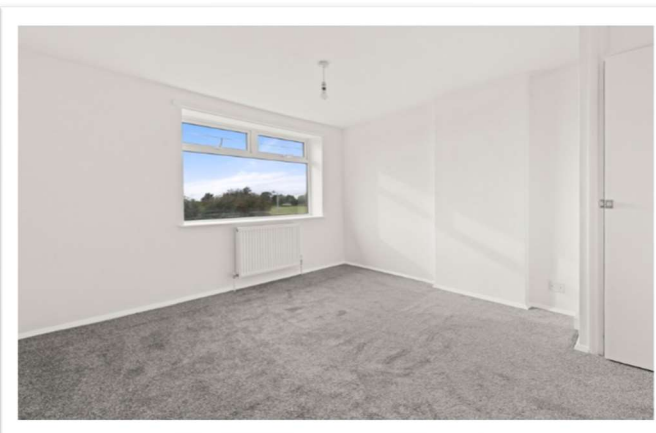
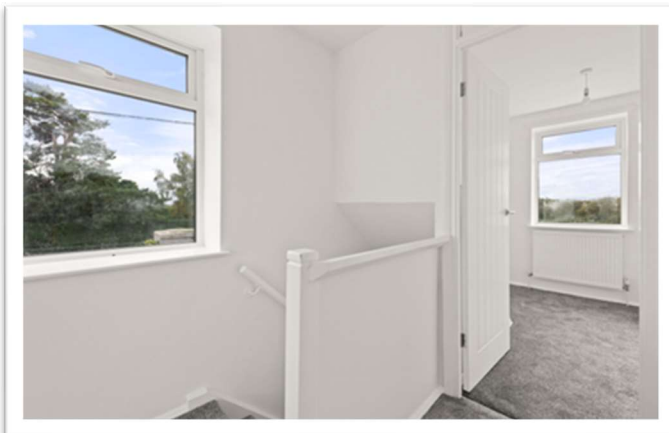
REAR ENTRANCE UTILITY

Having part glazed uPVC door to side elevation, wood effect flooring, hot water cylinder and electric boiler providing for heating.



 **NEWTON FALLOWELL**





FIRST FLOOR LANDING

Having window to side elevation, smoke alarm and access to roof space.

BEDROOM ONE

3.38m x 3.55m (11'1" x 11'7")

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

BEDROOM TWO

2.79m x 3.4m (9'2" x 11'2")

Having window to rear elevation and radiator.

BEDROOM THREE

2.39m x 2.64m (7'10" x 8'8")

(max) Having window to front elevation and radiator.



BATHROOM

Having windows to side & rear elevations, heated towel rail, wood effect flooring, tiled splashbacks, panelled bath with shower fitting & anti-splash screen over, close coupled WC and pedestal hand basin.



EXTERIOR

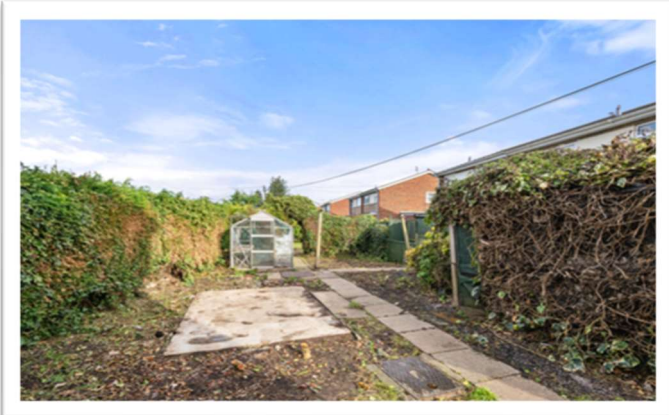
To the front of the property there is a lawned front garden. A driveway provides off-road parking and there is gated access to the:

REAR GARDEN

Being enclosed and laid to lawn with concrete hardstanding and greenhouse.

SERVICES

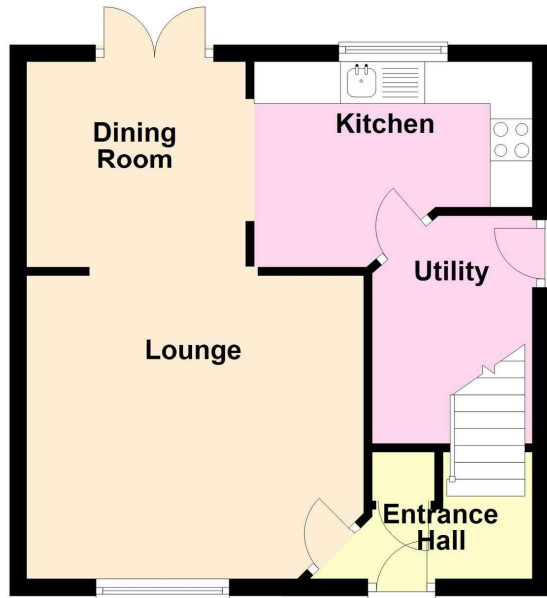
The property has mains electricity, water and drainage connected. Heating is via an electric boiler serving radiators and the property is double glazed. The current council tax is band A.



Floorplan

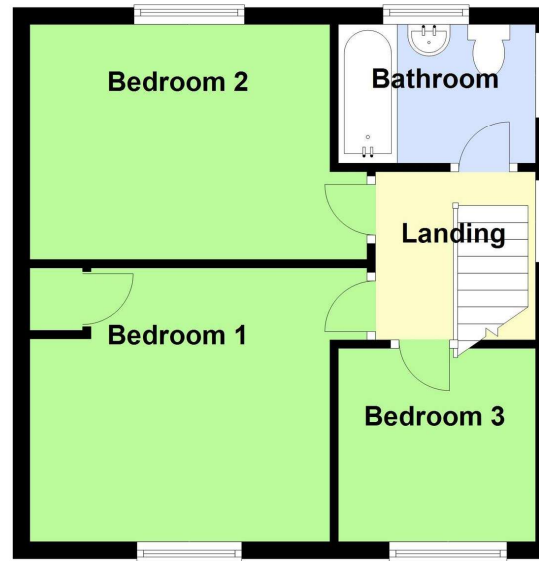
Ground Floor

Approx. 36.9 sq. metres (397.2 sq. feet)



First Floor

Approx. 36.9 sq. metres (397.2 sq. feet)



Total area: approx. 73.8 sq. metres (794.4 sq. feet)

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

AGENT'S NOTES

Prospective purchasers should be aware that the property is a PRC home with certificate held on file.

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.

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