



33 Cleymond Chase, Kirton, Boston, PE20 1DP



3



2



1

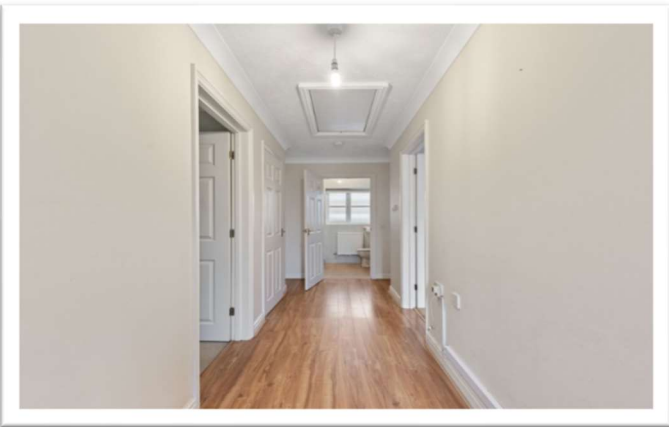
Freehold

£250,000



Key Features

- Detached bungalow
- Three bedrooms
- Kitchen & utility
- Conservatory
- Cloakroom, en-suite & shower room
- Driveway & garage
- NO CHAIN
- EPC rating D





A detached bungalow at the end of a cul-de-sac in a popular village location with an open field to the rear. Having accommodation comprising: entrance hall, lounge, dining kitchen, utility, cloakroom, conservatory, master bedroom with en-suite, two further bedrooms and shower room. Outside the property has a driveway providing ample off-road parking, a garage and a low maintenance enclosed rear garden. The property benefits from gas central heating and double glazing. NO CHAIN

ACCOMMODATION

Part glazed front entrance door with side screen through to the:

ENTRANCE HALL

Having coved & textured ceiling, radiator, laminate flooring, telephone connection point, access to roof space and airing cupboard housing hot water cylinder with shelving.

LOUNGE

3.61m x 5.41m (11'10" x 17'8")

Having bay window to front elevation, coved & textured ceiling, two radiators and fireplace with marble back & hearth, inset gas fire and wooden surround.

KITCHEN

2.68m x 3.44m (8'10" x 11'4")

Having window to rear elevation overlooking the conservatory, coved & textured ceiling, radiator, tile effect flooring, television aerial & telephone connection points. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl composite sink with drainer & mixer tap inset to work surface, cupboards & space for dishwasher under, cupboards & open-ended shelving over.

Work surface return with inset gas hob, integrated electric double oven & drawers under, cupboards & concealed cooker hood over. Further work surface with cupboards under, cupboards & open-ended shelving over.

UTILITY

1.69m x 2.75m (5'6" x 9'0")

Having window to rear elevation overlooking the conservatory, part glazed door to the conservatory, coved & textured ceiling, heated towel rail, tile effect flooring, storage cupboard, extractor, work surface with inset stainless steel sink & drainer, cupboard, space & plumbing for automatic washing machine under.

CLOAKROOM

Having window to side elevation, coved & textured ceiling, radiator, close coupled WC and wall mounted hand basin.

CONSERVATORY

2.76m x 8.07m (9'1" x 26'6")

Of sealed unit double glazed uPVC frame construction on brick walls with polycarbonate roof. Having french doors to rear elevation & garden, two radiators and tiled floor.

MASTER BEDROOM

2.61m x 4.46m (8'7" x 14'7")

Having window to rear elevation, coved & textured ceiling, radiator, television aerial connection point and built-in wardrobes to one wall.

EN-SUITE

Having window to side elevation, radiator, tiled walls, tiled floor, extractor and shaver point. Fitted with a suite comprising: shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.

BEDROOM TWO

2.92m x 3.14m (9'7" x 10'4")

Having window to front elevation, coved & textured ceiling, radiator and built-in wardrobes to one wall.

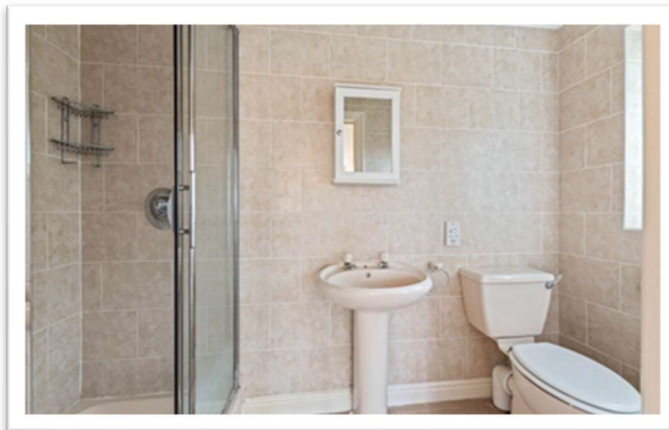
BEDROOM THREE

2.2m x 3.53m (7'2" x 11'7")

Having window to side elevation, coved & textured ceiling and radiator.

SHOWER ROOM

Having window to rear elevation overlooking the conservatory, radiator, tiled walls, tiled floor and extractor. Fitted with a suite comprising: shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.



EXTERIOR

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

GARAGE

2.8m x 4.97m (9'2" x 16'4")

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

REAR GARDEN

Being enclosed with side access. Low maintenance and gravelled with stepping stones, two paved circular areas and summerhouse.

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.



Floorplan



Total area: approx. 129.4 sq. metres (1393.3 sq. feet)



 **NEWTON FALLOWELL**

Newton Fallowell Boston (Sales)

01205 353100

boston@newtonfallowell.co.uk