



Cherry Lodge, Spilsby Road, Eastville, Boston, PE22 8JR



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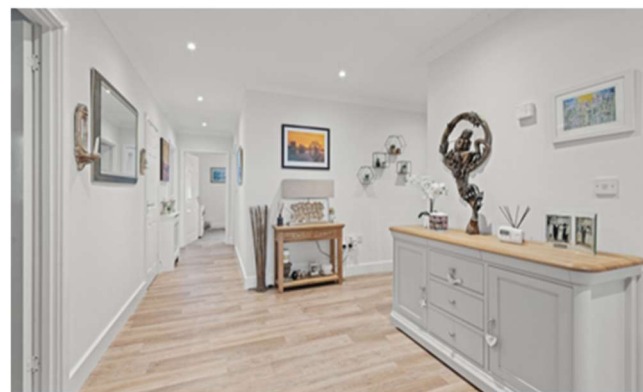
Freehold

£340,000



## Key Features

- Detached three bedroom bungalow
- Lounge, sun room & dining room
- Fitted kitchen & utility
- En-suite & bathroom
- Driveway, car port & garage
- Low maintenance enclosed rear garden
- Plot approx. 0.17 acre (STS)
- Open views to front & rear
- EPC rating C







A detached bungalow in the popular village of Eastville, on a good sized plot with far reaching open views to the front & rear.

Having over 1,400 square feet of well presented accommodation comprising: entrance hall, lounge, sun room, dining room/bedroom four, fitted kitchen, utility, master bedroom with re-fitted en-suite, two further bedrooms and bathroom with separate shower.

Outside the property has a driveway with a turning area which provides off-road parking, a car port, detached garage and a low maintenance enclosed rear garden. The property benefits from oil fired central heating, double glazing and solar panels.



#### ACCOMMODATION

Part glazed side entrance door through to the:

#### ENTRANCE HALL

Having coved ceiling with inset ceiling spotlights, two radiators, Karndean flooring, alarm control panel, smoke alarm, telephone connection point, access to roof space and built-in airing cupboard with shelving.

#### LOUNGE

4.56m x 5.13m (15'0" x 16'10")

Having two windows to rear elevation overlooking the sun room, two radiators, Karndean flooring, television aerial & telephone connection points and brick-built fireplace with multi-fuel burner. Sliding doors to the:

#### SUN ROOM

2.89m x 4.82m (9'6" x 15'10")

Of sealed unit double glazed uPVC frame construction on brick walls with pitched insulated roof. Having french doors to rear elevation & garden, two radiators and laminate flooring.

#### DINING ROOM/BEDROOM FOUR

3.22m x 3.71m (10'7" x 12'2")

Having window to side elevation, coved ceiling, radiator and built-in storage cupboard.



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## KITCHEN

2.79m x 3.44m (9'2" x 11'4")

(entrance in addition) Having window to rear elevation, coved ceiling, radiator and tiled floor. Fitted with a range of base & wall units with work surfaces, tiled splashbacks & kickboards with LED lighting comprising: 1 1/4 bowl ceramic sink with drainer & mixer tap inset to work surface, cupboards & integrated dishwasher under, cupboards over. Work surface return with inset electric hob, cupboards & drawers under, cupboards & concealed cooker hood over. Further work surface return with cupboard under, cupboards over. Tall unit to side housing electric double oven with drawers under & cupboard over and space for upright fridge/freezer to side.

## UTILITY

1.67m x 2.19m (5'6" x 7'2")

Having part glazed door to side elevation, coved ceiling, radiator, tiled floor and extractor. Work surface with tiled splashback, cupboards, space & plumbing for automatic washing machine & tumble dryer under, cupboards over.





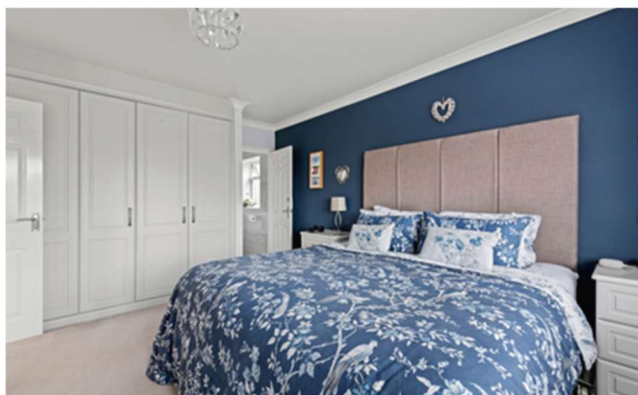
### MASTER BEDROOM

3.64m x 4.73m (11'11" x 15'6")

(max) Having window to front elevation, coved ceiling, radiator, fitted wardrobes to one wall, further fitted wardrobes with shelving & drawers to side.

### EN-SUITE

Having window to side elevation, coved ceiling, heated towel rail, tiled walls, tiled floor and extractor. Re-fitted with a suite comprising: walk-in shower enclosure with mixer shower fitting, close coupled WC and hand basin inset to vanity unit with cupboard under.



### BEDROOM TWO

2.76m x 4.95m (9'1" x 16'2")

Having window to front elevation, coved ceiling, radiator and fitted overhead cupboards.

### BEDROOM THREE

2.95m x 3.78m (9'8" x 12'5")

Having window to side elevation, coved ceiling, radiator and built-in storage cupboard.

### BATHROOM

Having window to side elevation, coved ceiling, heated towel rail, tiled floor, tiled walls and extractor. Fitted with a suite comprising: panelled bath, shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.





## EXTERIOR

To the front of the property there is a shaped lawn. A driveway with turning area provides off-road parking and extends down the side of the property to the:

## CAR PORT

3.73m x 8.49m (12'2" x 27'11")

With tiled roof, power point, outside tap and five bar gate to the rear garden and:

## DETACHED GARAGE

4.3m x 5.33m (14'1" x 17'6")

Of brick & tile construction with electric roller door, uPVC door to side, light and power.

## REAR GARDEN

Being enclosed and low maintenance with a large paved patio area, artificial grass area, outside power point and external oil fired boiler providing for both domestic hot water & heating.

## THE PLOT

The property occupies a plot of approximately 0.17 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

## SERVICES

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

## SOLAR PANELS

The property has solar panels which are owned and were fitted in April 2023. There is a 5kw battery in the loft and the solar panels have an export tariff. Fitting & the inverter have 10 year guarantees and the panels have a 25 year guarantee.

## VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.



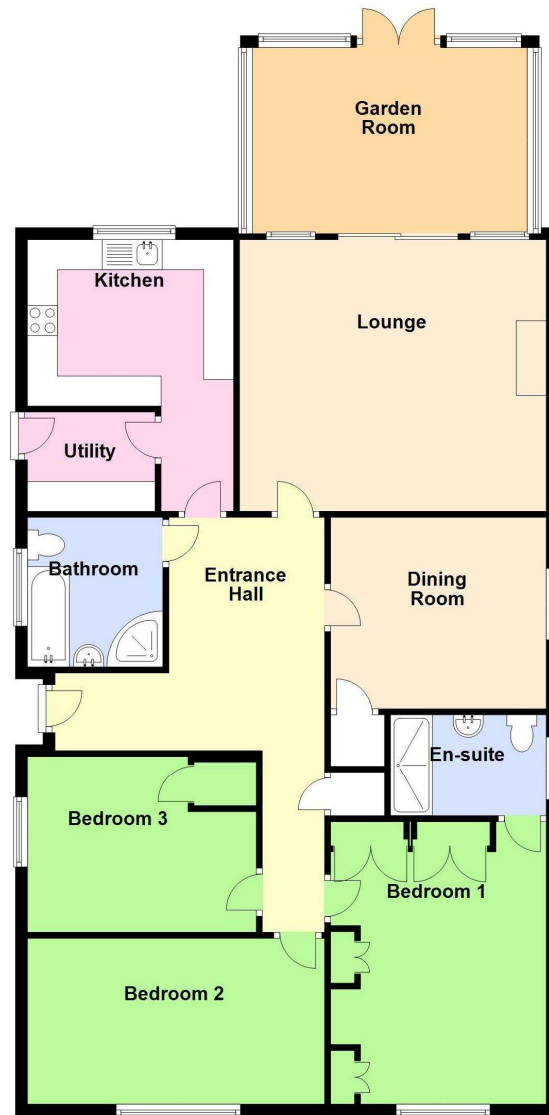




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## Floorplan



Total area: approx. 139.1 sq. metres (1497.2 sq. feet)



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### 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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