



Chawen, Main Road, Stickney, Boston, PE22 8AG



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Freehold

£240,000



Key Features

- Detached bungalow
- Three bedrooms
- Lounge & dining kitchen
- Utility & sun room
- Ample off-road parking & garage
- Enclosed rear garden
- NO CHAIN
- EPC rating D





A detached bungalow on a good sized plot, in a village location with an open view to the rear. Having over 1,400 square feet of accommodation comprising: entrance hall, lounge, dining kitchen, utility, three bedrooms, sun room and bathroom with separate shower. Outside the property has a block paved driveway providing ample off-road parking, a garage with an attached store and an enclosed rear garden. The property benefits from oil fired central heating and double glazing. NO CHAIN

ACCOMMODATION

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

Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: sink with drainer & mixer tap inset to work surface, cupboards under, cupboards over.



ENTRANCE HALL

Having coved ceiling, two radiators, smoke alarm, telephone connection point, access to roof space, large built-in storage cupboard and double airing cupboard housing hot water cylinder with shelving.

Work surface return with inset electric hob, integrated electric oven, cupboard, drawers & open-ended shelving under, cupboards, extractor & open-ended shelving over.

LOUNGE

3.7m x 5.29m (12'1" x 17'5")

Having windows to front & side elevations, coved ceiling, two radiators, television aerial connection point and brick built fireplace with marble hearth and plinth to side.

Further work surface return with cupboards & drawers under, cupboards over. Further work surface with cupboard under, breakfast bar to one side & glazed display units & drawers over.



DINING KITCHEN

3.31m x 6.06m (10'11" x 19'11")

Having windows to front & side elevations, coved ceiling, radiator, television aerial & telephone connection points.

UTILITY

1.5m x 3.1m (4'11" x 10'2")

Having windows to side & front elevations, part glazed uPVC door to front elevation, polycarbonate roof, radiator and work surface with space & plumbing for automatic washing machine and cupboards under.

 **NEWTON FALLOWELL**





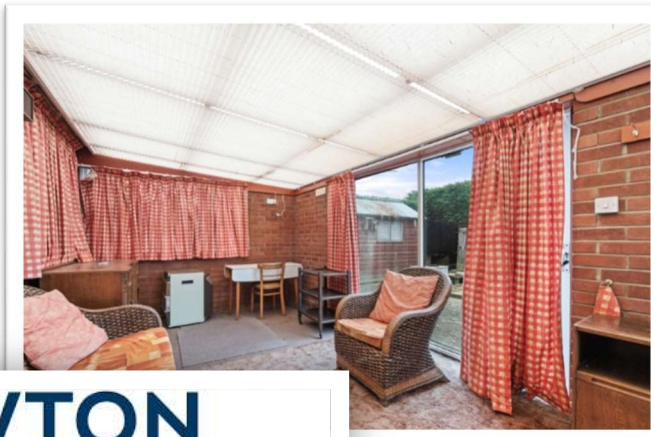
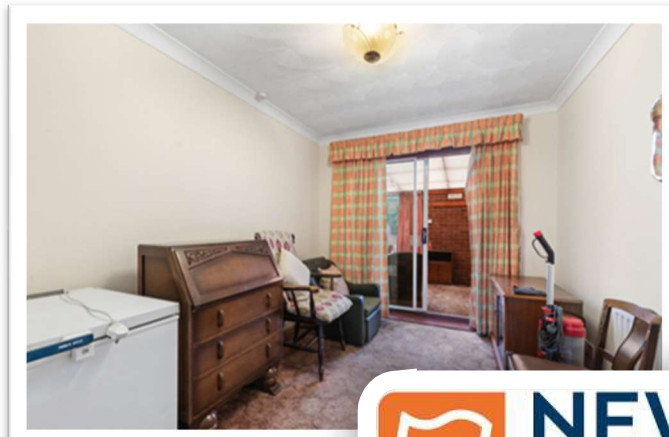
BEDROOM ONE
3.39m x 4.26m (11'1" x 14'0")

(wardrobes in addition) Having window to rear elevation, coved ceiling, radiator and built-in wardrobe.



BEDROOM TWO
2.64m x 3.27m (8'8" x 10'8")

(wardrobes in addition) Having window to rear elevation, coved ceiling, radiator and large built-in wardrobe to one wall.



BEDROOM THREE
2.74m x 3.61m (9'0" x 11'10")

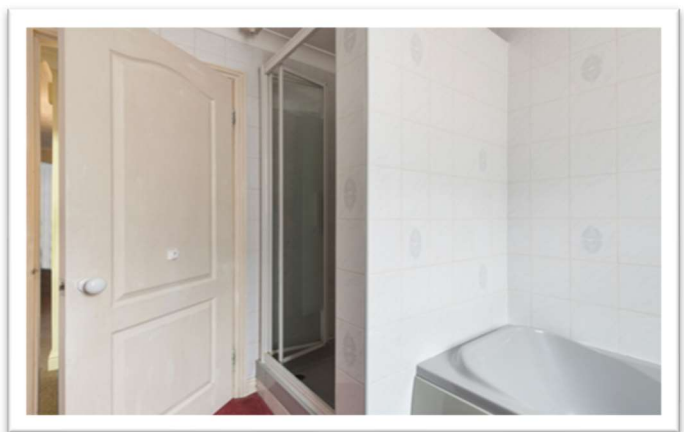
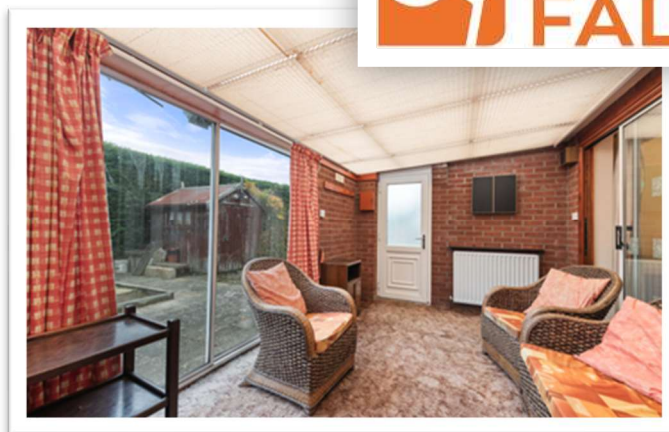
Having coved ceiling, radiator and television aerial connection point. Sliding doors to the:

SUN ROOM
2.81m x 5.22m (9'2" x 17'1")

Having sliding doors to rear elevation, window to side elevation, part glazed uPVC door to garden, polycarbonate roof and radiator.

BATHROOM

Having window to side elevation, coved ceiling, radiator, 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

A pair of wrought iron gates give access to a block paved driveway which provides ample off-road parking leading to the:

GARAGE

2.75m x 5.46m (9'0" x 17'11")

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

REAR GARDEN

Being enclosed with side access. Having a shaped lawn, paved patio area, concrete footpath, outside water tap, two garden sheds and a new 1200 litre bunded 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 C.

THE PLOT

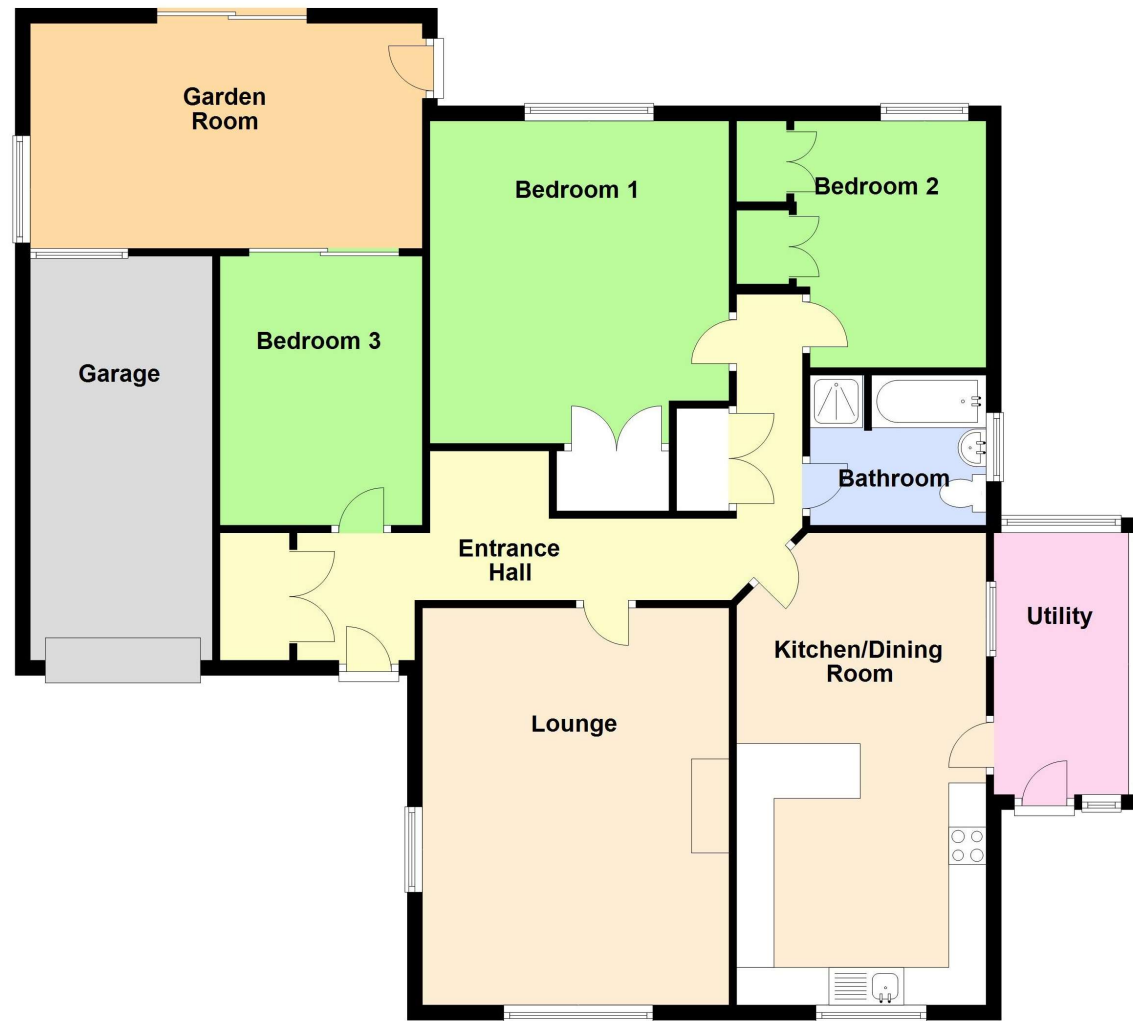
The property occupies a plot of approximately 0.16 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.



Floorplan



Total area: approx. 137.8 sq. metres (1483.0 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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