



11 Eastwood Drive, Boston, PE21 0NG

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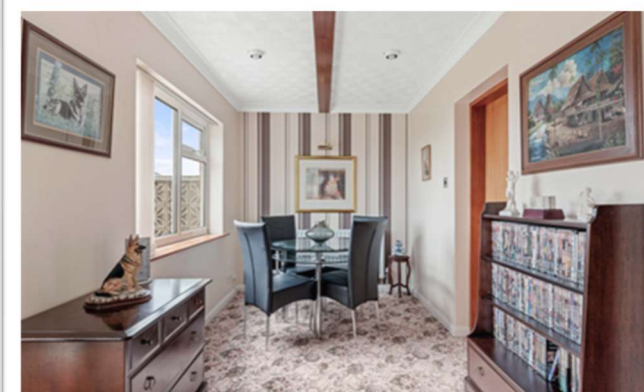
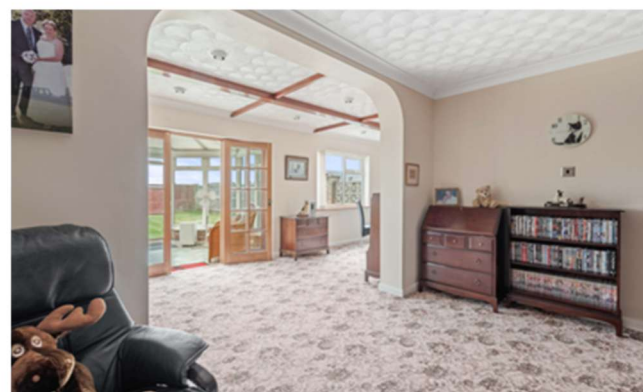
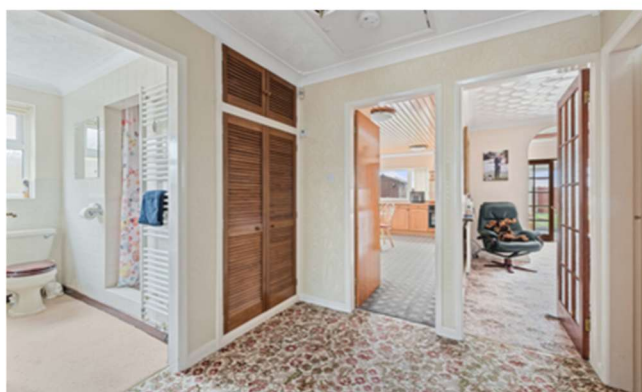
Freehold

£210,000



## Key Features

- Detached bungalow
- Two bedrooms & first floor lounge
- Study/dining room & conservatory
- Kitchen & utility
- Driveway & garage
- Enclosed rear garden
- Gas central heating & double glazing
- EPC rating C





A detached bungalow on the outskirts of town with an open view to the rear. Having over 1,500 square feet of accommodation comprising: porch, entrance hall, study/dining room, conservatory, utility, breakfast kitchen, two bedrooms and bathroom with separate shower to ground floor. Lounge to first floor. Outside the property has a driveway providing ample off-road parking, a garage and an enclosed rear garden. The property benefits from gas central heating and double glazing.

#### ACCOMMODATION

Part glazed uPVC front entrance door through to the:

#### PORCH

With further door through to the:

#### ENTRANCE HALL

Having coved ceiling, radiator, smoke alarm, built-in double cupboard and access to part boarded loft space with gas fired boiler providing for both domestic hot water & heating.

#### STUDY/DINING ROOM 5.61m x 6.37m (18'5" x 20'11")

(max L-shaped) Forming two areas comprising:

#### STUDY AREA

Having coved & textured ceiling, radiator and staircase rising to first floor. Archway to the:

#### DINING AREA

Having window to rear elevation, coved & textured ceiling with beams & inset ceiling spotlights and radiator. Door to utility and small pane glazed double doors with side screens to the:

#### CONSERVATORY 2.59m x 3.33m (8'6" x 10'11")

Of sealed unit double glazed uPVC frame construction on brick walls with polycarbonate roof. Having french doors to rear elevation & garden and tile effect vinyl flooring.











#### UTILITY

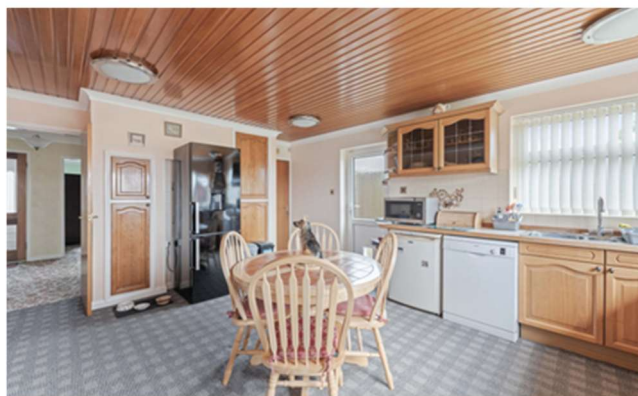
1.86m x 2.48m (6'1" x 8'1")

Having door to garage, wall mounted hand basin, space & plumbing for automatic washing machine.

#### BREAKFAST KITCHEN

3.93m x 4.97m (12'11" x 16'4")

Having window to rear elevation, window & part glazed door to side elevation, coved & wood panelled ceiling, radiator, built-in cupboard, built-in airing cupboard housing hot water cylinder with shelving and walk-in pantry off with window to side elevation. 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, cupboard, open-ended shelving, space for dishwasher & fridge under, glazed display units & open-ended shelving over. Work surface return with inset electric hob, integrated electric oven, cupboards & drawers under, glazed display unit & cooker hood over.





### BEDROOM ONE

3.49m x 5.49m (11'6" x 18'0")

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

### BEDROOM TWO

3.04m x 3.62m (10'0" x 11'11")

Having window to front elevation, coved ceiling, radiator and hand basin unit with hot & cold running water.

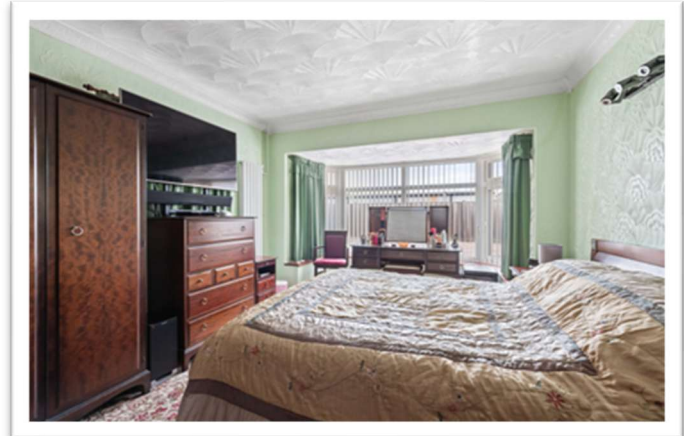
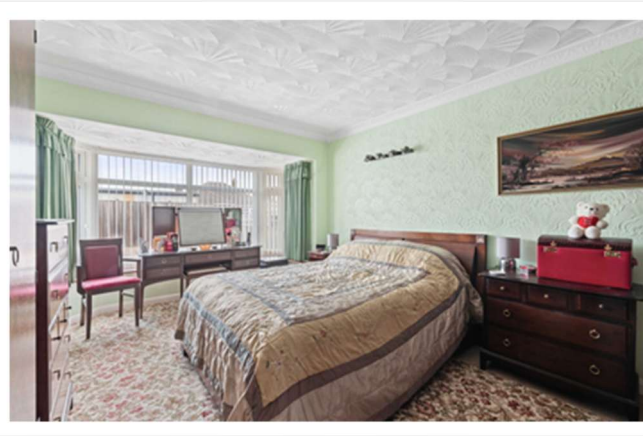
### BATHROOM

Having window to side elevation, coved & textured ceiling, heated towel rail, part tiled walls, panelled bath, fully tiled shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.

### FIRST FLOOR LOUNGE

3.97m x 5.55m (13'0" x 18'2")

(max into stairwell) Having window to rear elevation, radiator and smoke alarm.





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### EXTERIOR

To the front of the property there is a block paved & granite chipped area which provides ample off-road parking & hardstanding leading to the:

### GARAGE

2.47m x 5.06m (8'1" x 16'7")

Having up-and-over door, industrial workshop floor, light and power.

### REAR GARDEN

Being enclosed and majority laid to lawn with a paved patio and garden shed.

### 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 C.

### 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



*View to rear*

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