



64 Pilleys Lane, Boston, PE21 9RB



Freehold

£289,950



Key Features

- Detached bungalow
- Two bedrooms
- Lounge & dining kitchen
- Conservatory
- Shower room & separate WC
- Driveway, garage & enclosed rear garden
- Plot approx. 0.18 acre (STS)
- EPC rating D





A detached bungalow on a good sized plot of approximately 0.18 acre, subject to survey, in a sought after location and with an open view to the rear. Having well presented accommodation comprising: entrance hall, lounge, re-fitted dining kitchen, conservatory, two bedrooms, shower room and separate WC. Outside the property has a lawned front garden, a driveway providing off-road parking, a garage and an enclosed rear garden. The property benefits from gas central heating and double glazing.

ACCOMMODATION

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

ENTRANCE HALL

Having coved ceiling with inset ceiling spotlights, radiator, Karndean flooring, access to roof space and airing cupboard housing gas fired combination boiler providing for both domestic hot water & heating.

LOUNGE

3.62m x 6.01m (11'11" x 19'8")

Having bow window to front elevation, french doors with side windows to rear elevation & garden, coved ceiling, two radiators, television aerial connection point and fireplace recess with stone hearth & multi-fuel burner.

DINING KITCHEN

2.97m x 4.4m (9'8" x 14'5")

Having window to rear elevation, radiator and Karndean flooring.

Re-fitted in a range of base & wall units with work surfaces & tiled splashbacks comprising: composite sink with drainer & mixer tap inset to work surface, cupboards & pull-out bin under. Work surface return with inset electric hob, integrated electric double oven, cupboards & drawers under, stainless steel cooker hood, glazed display units with drawers over, tall unit to side housing integrated fridge & freezer. Further work surface to one corner with cupboards under & over. Further work surface forming breakfast bar to one side with cupboard, drawers & wine cooler under. Part glazed door to the:



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CONSERVATORY

1.97m x 4.91m (6'6" x 16'1")

Of sealed unit double glazed uPVC frame construction on brick walls with polycarbonate roof, glazed door to garden, door to garage and radiator.

BEDROOM ONE

2.96m x 4.18m (9'8" x 13'8")

Having window to front elevation, inset ceiling spotlights and radiator.

BEDROOM TWO

3.25m x 3.66m (10'8" x 12'0")

Having window to rear elevation overlooking the conservatory, inset ceiling spotlights, radiator and television aerial connection point.



SHOWER ROOM

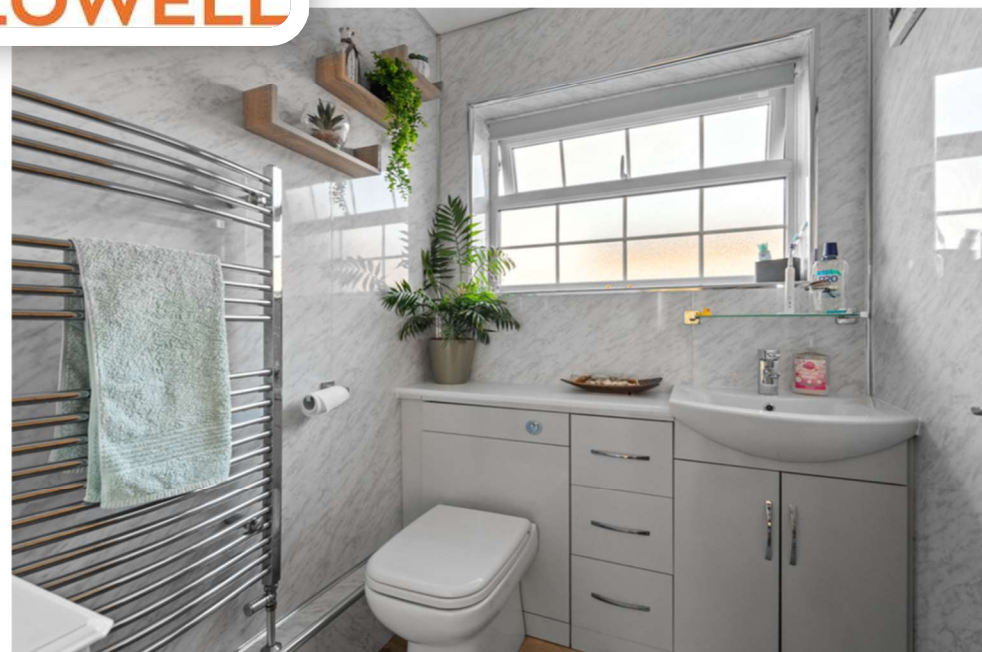
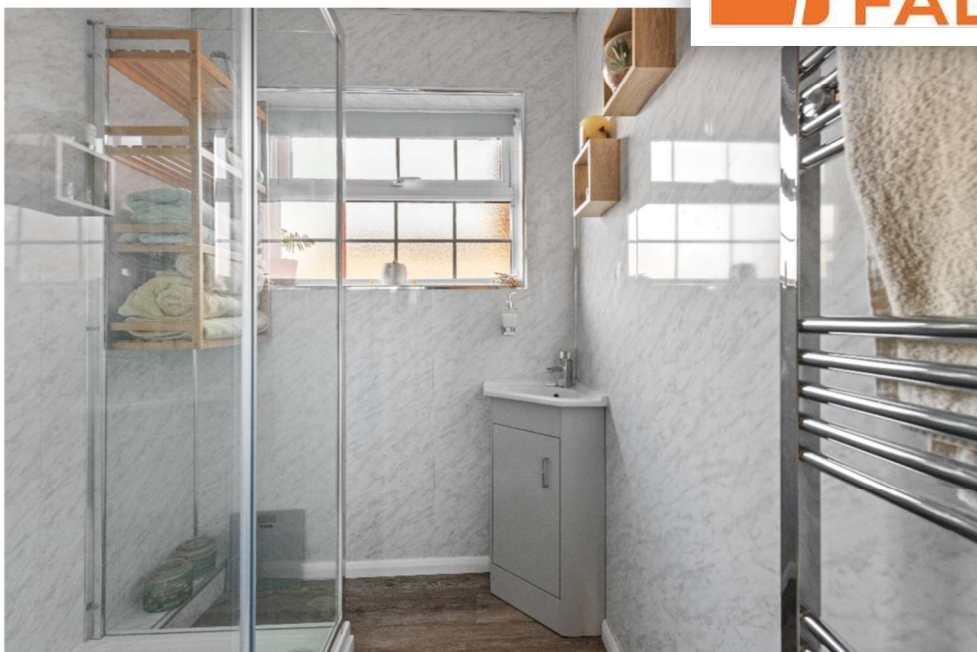
Having window to side elevation, heated towel rail, extractor, shower enclosure with electric shower fitting and hand basin inset to vanity unit with cupboard under.

SEPARATE WC

Having window to side elevation, heated towel rail, hand basin inset to vanity unit with cupboards & drawers under and WC with concealed cistern.



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EXTERIOR

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

GARAGE

2.63m x 5.53m (8'7" x 18'1")

Having electric roller door, door & window to rear, space & plumbing for automatic washing machine, light and power.

REAR GARDEN

Being enclosed with side access. Having a large paved patio area giving two seating areas, lean-to store attached to side of property, picket fence to lawned area with borders, covered composite decked area and archway to a paved area with slate chip bed and two garden sheds.

THE PLOT

The property occupies a plot of approximately 0.18 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 gas, electricity, water and drainage connected. Heating is via a gas fired combination 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

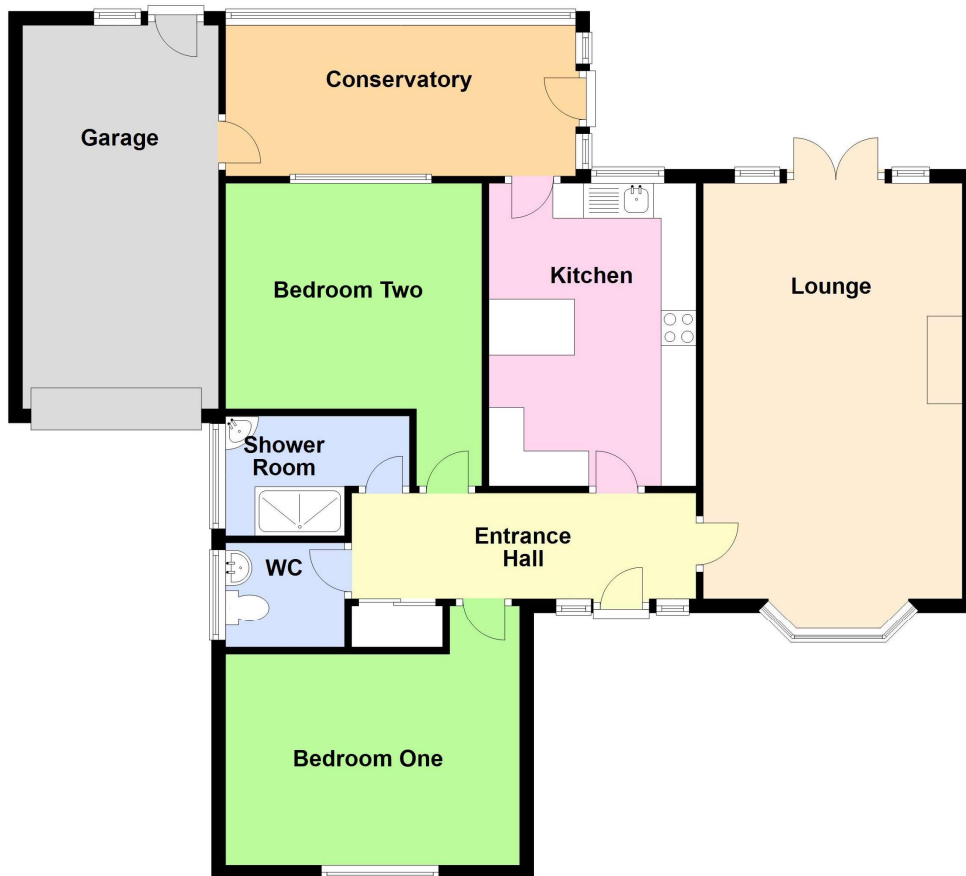
Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

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Floorplan



Total area: approx. 105.9 sq. metres (1139.7 sq. feet)



View to rear

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