



Balandra, Church Road, Friskney, Boston, PE22 8RD

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Freehold

Offers in excess of £340,000



Key Features

- Detached bungalow
- Three bedrooms
- Open plan lounge/dining/kitchen
- En-suite & shower room
- Driveway & detached garage
- Enclosed rear garden
- Underfloor heating & air conditioning
- EPC rating C





A recently built detached bungalow finished to a high specification and in a pleasant village location with an open field view to the rear. The bungalow has zoned underfloor heating throughout, air conditioning to most rooms, double glazing, solid oak internal doors, bi-fold doors with built-in blinds and solid oak work surfaces in the kitchen.

The bungalow has well presented accommodation comprising: entrance porch, entrance hall, open plan lounge/dining/kitchen, utility room, master bedroom with en-suite, two further bedrooms and family bathroom. Outside the property has a front garden, a block paved driveway providing off-road parking, a detached garage and an enclosed rear garden.

ACCOMMODATION

Part glazed front entrance door through to the:

PORCH

Having tiled floor, smoke alarm and part glazed oak door leading to the:

ENTRANCE HALL

Having inset ceiling spotlights, smoke alarm, built-in cupboard with shelving, further built-in double cloaks cupboard with automatic lighting and access to fully boarded roof space with drop down ladder and light.

OPEN PLAN LOUNGE & DINING KITCHEN

5.94m x 8.31m (19'6" x 27'4")

(max) Having windows to front & rear elevations, bi-fold doors with built-in blinds to side & rear elevations, inset ceiling spotlights, laminate flooring, air conditioning and television/telephone/satellite connection points. Fitted with a range of base & wall units with oak work surfaces comprising: 1 1/4 bowl ceramic sink with drainer & mixer tap inset to work surface, cupboards water softener & boiler for multi-purpose tap, drawers and integrated dishwasher under. Work surface return with inset LPG hob, cupboards and integrated electric oven under, cupboards and extractor over. Further work surface forming breakfast bar with cupboard and integrated fridge under.





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UTILITY ROOM

1.78m x 3.07m (5'10" x 10'1")

Having window to rear elevation, tiled floor, extractor fan and LPG fired boiler providing for both domestic hot water & underfloor heating with the boiler also serving the gas hob. Work surface with upstand, inset stainless steel sink, cupboard under. Work surface return with cupboards, drawers, space & plumbing for automatic washing machine, space & power for a freezer under.

MASTER BEDROOM

3.85m x 4.34m (12'7" x 14'2")

(max - wardrobes in addition) Having window to front elevation, inset ceiling spotlights, air conditioning, television aerial & telephone connection points and fitted wardrobes to one wall.

EN-SUITE

Having window to side elevation, heated towel rail, tiled floor, tiled walls and extractor fan. Fitted with a suite comprising: shower enclosure with overhead & hand held shower fitting over, WC with concealed cistern and wash hand basin inset to vanity unit with cupboard under.

BEDROOM TWO

3.05m x 4.32m (10'0" x 14'2")

(max) Having window to rear elevation, air conditioning and television aerial & telephone connection points.

BEDROOM THREE

3.58m x 3.89m (11'8" x 12'10")

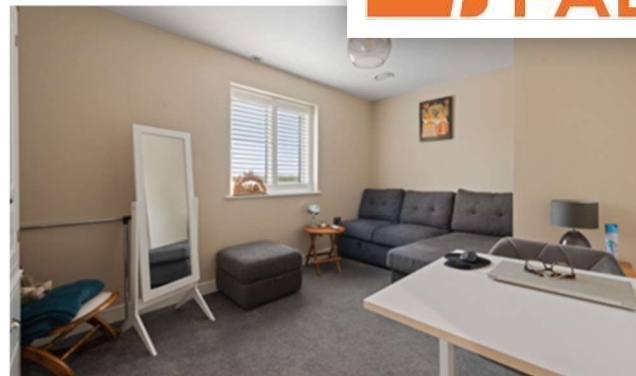
(max) Having window to front elevation, air conditioning and television aerial & telephone connection points.

SHOWER ROOM

Having window to rear elevation, heated towel rail, tiled walls, tiled floor and extractor fan. Fitted with a suite comprising: walk-in shower enclosure with overhead rainfall & hand held shower fitting, WC with concealed cistern and wash hand basin inset to vanity unit with cupboard under.



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EXTERIOR

To the front of the property there is a raised lawned area, box hedge and underground LPG storage tank. A block paved driveway with turning area provides off-road parking and leads to the:

DETACHED GARAGE

3.38m x 7.21m (11'1" x 23'8")

Being internally boarded & insulated and having electric roller door, part glazed uPVC door to garden, light and power.

SIDE & REAR GARDEN

Having shaped lawn, paved footpath, decked area to side, porcelain tiled patio to side & rear, outside electric point and cold water tap.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via a LPG fired boiler which provides zoned underfloor heating throughout 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

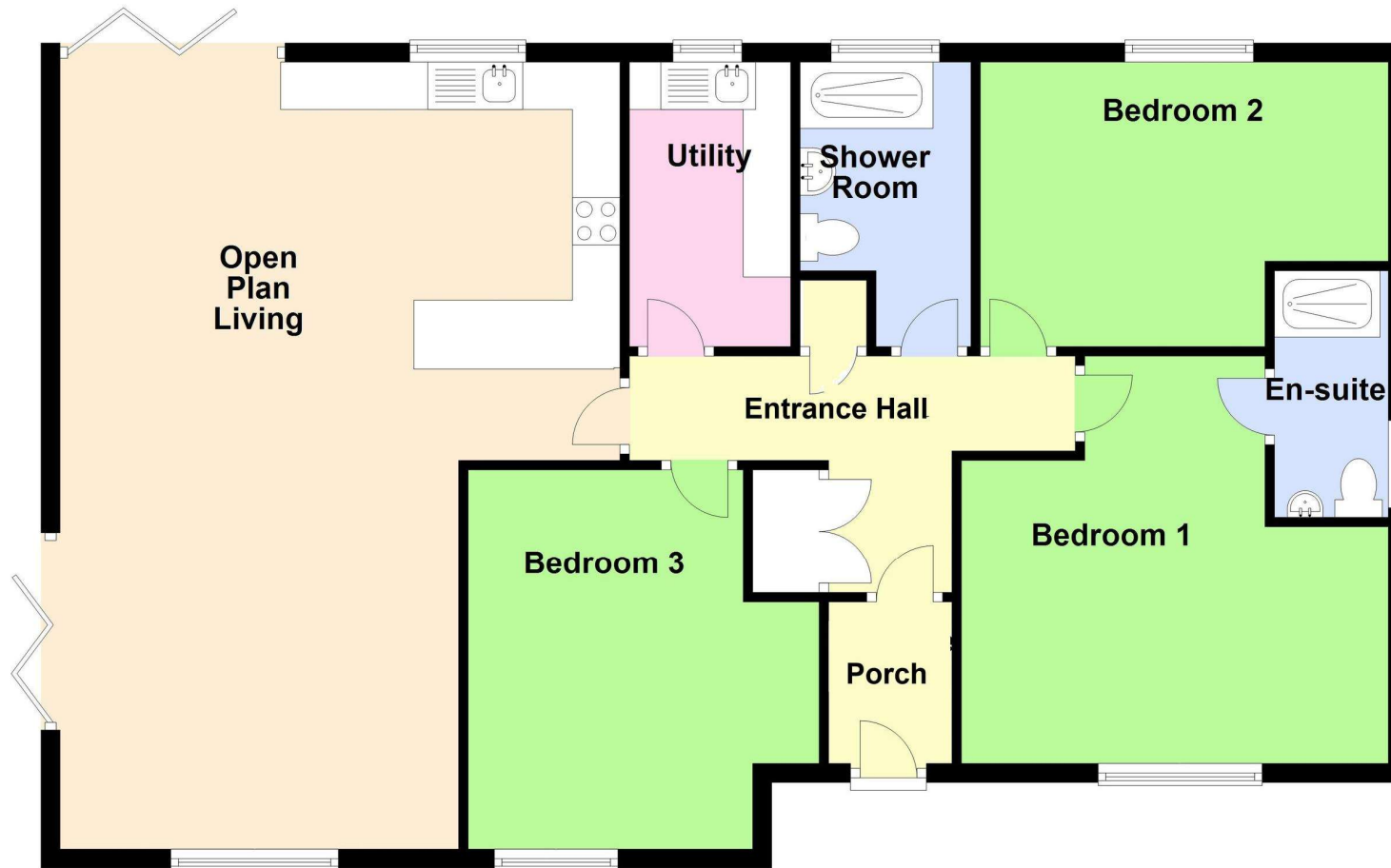
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Floorplan



Total area: approx. 109.7 sq. metres (1181.0 sq. feet)



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