



7 Mayflower Close, Fishtoft, Boston, PE21 0DE



Freehold

£249,950



Key Features

- Detached bungalow
- Three bedrooms
- Lounge, dining kitchen & utility
- Cloakroom, en-suite & bathroom
- Driveway & garage
- Enclosed rear garden
- Gas central heating & double glazing
- EPC rating C





A detached bungalow in a popular residential location on the outskirts of town and overlooking a green to the front. Having well presented accommodation comprising: entrance hall, lounge, dining kitchen, utility, cloakroom, master bedroom with en-suite, two further bedrooms and bathroom with separate shower. Outside the property has a driveway providing off-road parking, a garage and an enclosed rear garden. The property benefits from gas central heating and double glazing.

ACCOMMODATION

Porch recess with part glazed front entrance door & side screen through to the:

ENTRANCE HALL

Having coved ceiling, radiator, access to roof space, built-in airing cupboard housing hot water cylinder with shelving and further built-in cupboard with hanging rail & shelf.

LOUNGE

4.37m x 3.53m (14'4" x 11'7")

Having window to side elevation, french doors to rear elevation & garden, coved ceiling, radiator, wall light points and fireplace with marble back & hearth, inset living flame style electric fire and wooden surround.

DINING KITCHEN

4.19m x 3.1m (13'8" x 10'2")

(max) Having window to rear elevation, coved ceiling, radiator and tile effect flooring.

Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl ceramic sink with drainer & mixer tap inset to work surface, water softener, cupboards & space for dishwasher under, cupboards over. Work surface return with inset gas hob, integrated electric oven & drawers under, cupboards & concealed cooker hood over.

UTILITY

2.26m x 1.57m (7'5" x 5'2")

Having window to rear elevation, part glazed door to side elevation, coved ceiling and tile effect flooring. Work surface with inset stainless steel sink & drainer, cupboard, space & plumbing for automatic washing machine & further appliance space under, cupboards over.

CLOAKROOM

Having window to side elevation, coved ceiling, radiator, close coupled WC and hand basin.

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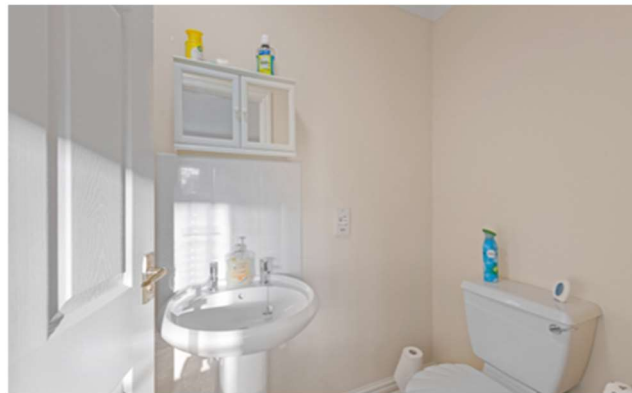




MASTER BEDROOM

3.76m x 3.56m (12'4" x 11'8")

Having bay window to front elevation, coved ceiling and radiator.



EN-SUITE

Having coved ceiling, radiator, extractor and shaver point. Fitted with a suite comprising: fully tiled shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin with tiled splashback.

BEDROOM TWO

3.73m x 3.56m (12'2" x 11'8")

Having window to front elevation, coved ceiling and radiator.



BEDROOM THREE

3.1m x 2.62m (10'2" x 8'7")

Having window to rear elevation, coved ceiling and radiator.

BATHROOM

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



EXTERIOR

To the front of the property there is a lawned garden and a footpath leading to the front entrance door. A gravelled driveway provides off-road parking and leads to the:

GARAGE

4.8m x 2.79m (15'8" x 9'2")

Having electric up-and-over door, light, power and wall mounted gas fired boiler providing for both domestic hot water & heating.

REAR GARDEN

Being enclosed and laid to lawn with borders and having 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



Total area: approx. 112.0 sq. metres (1205.5 sq. feet)



Green area to front

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