# MEWTONFALLOWELL



53 Princess Anne Road, Boston, PE21 9AP







Freehold

£200,000











### **Key Features**

- Detached bungalow
- Three bedrooms
- Lounge, kitchen & conservatory
- Bathroom with separate shower
- Driveway & garage
- Enclosed rear garden
- Gas central heating & double glazing
- EPC rating D NO CHAIN















A detached bungalow in a popular residential location convenient for the Pilgrim Hospital and Boston High School. Having accommodation comprising: entrance hall, lounge, conservatory, kitchen, three 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. NO CHAIN

#### ACCOMMODATION

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

### **ENTRANCE HALL**

Having coved ceiling, radiator, access to roof space, built-in cupboard and built-in airing cupboard.

### LOUNGE

6.76m x 3.46m (22'2" x 11'5")

Having window to front elevation, coved ceiling, two radiators, wall light points and fireplace with inset gas fire. French doors to the:

### CONSERVATORY 4.92m x 2.46m (16'1" x 8'1")

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

### KITCHEN 4.25m x 2.82m (13'11" x 9'4")

Having window to front elevation, coved ceiling, radiator and tile effect flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboards, drawers, space & plumbing for automatic washing machine under, cupboard over. Work surface return with inset gas hob, integrated electric oven, cupboards, drawers & space for fridge under, cupboards & extractor over.







## BEDROOM ONE 3.47m x 3.34m (11'5" x 11'0")

Having window to rear elevation, coved ceiling, radiator and fitted wardrobes with sliding mirror doors.

### BEDROOM TWO 3.38m x 2.82m (11'1" x 9'4")

Having french doors to rear elevation, coved ceiling and radiator.

# BEDROOM THREE 2.43m x 2.34m (8'0" x 7'8")

Having window to side elevation overlooking the conservatory, coved ceiling and radiator.

### BATHROOM 3.22m x 1.8m (10'7" x 5'11")

Having two windows to side elevation, coved ceiling, radiator, tiled splashbacks and tile effect flooring. Fitted with a suite comprising: fully tiled shower enclosure with mixer shower fitting, panelled bath, close coupled WC and hand basin inset to vanity unit with cupboard under.









### **EXTERIOR**

To the front of the property there is a low maintenance gravelled garden. A driveway provides off-road parking and leads to the:

### **GARAGE**

4.79m x 2.47m (15'8" x 8'1")

Having electric door, light and power.

### **REAR GARDEN**

Being enclosed by timber fencing and laid to lawn with borders. Having a paved patio, external electric socket and garden shed with power.

### **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**

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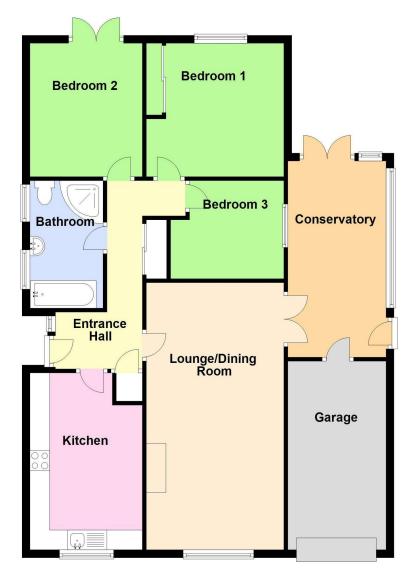








### Floorplan



Total area: approx. 108.0 sq. metres (1162.7 sq. feet)





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