



Welwyn, West Fen Lane, Stickney, Boston, PE22 8BD



Freehold

£239,950



Key Features

- Detached bungalow
- Two double bedrooms
- Lounge with multi-fuel burner
- Replacement kitchen & shower/wet room
- Driveway & garage
- Enclosed rear garden
- Brick-built stores & WC
- EPC rating TBC





A detached bungalow in a popular village location with easy access to the A16. The property has been updated in the past few years with a replacement kitchen & shower/wet room, new windows, doors and flooring. Having well presented accommodation comprising: entrance hall, lounge with multi-fuel burner, kitchen, side entrance conservatory, two double bedrooms and shower/wet room. Outside the property has a tiered lawned front garden, a driveway providing off-road parking, a garage with an attached utility and an enclosed rear garden with brick-built stores with WC.



ACCOMMODATION

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

ENTRANCE HALL

Having coved ceiling, electric storage heater, wood effect flooring and built-in storage cupboard.

LOUNGE

5.47m x 3.64m (17'11" x 11'11")

Having bow window to front elevation, coved ceiling, electric storage heater and fireplace with inset multi-fuel burner & tiled hearth. Opening to the:

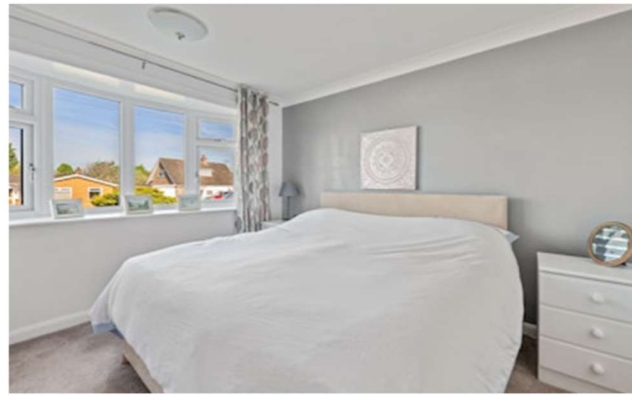
KITCHEN

4.79m x 2.43m (15'8" x 8'0")

Having window to rear elevation, coved ceiling with inset ceiling spotlights and wood effect flooring. Fitted with a range of base & wall units with work surfaces & upstands comprising: ceramic sink with drainer & mixer tap and electric hob inset to work surface, cupboards & drawers under, cupboards & stainless steel cooker hood over. Tall unit to side housing integrated electric oven with cupboards under & over. Work surface return with cupboards under, cupboards over and space for upright fridge/freezer to side. Further work surface forming breakfast bar to one side with cupboards under. Part glazed door to the:







SIDE ENTRANCE CONSERVATORY

Of sealed unit double glazed uPVC frame construction with polycarbonate roof and having part glazed door to rear elevation.

BEDROOM ONE

3.35m x 3.34m (11'0" x 11'0")

Having bow window to front elevation, coved ceiling and electric storage heater.

BEDROOM TWO

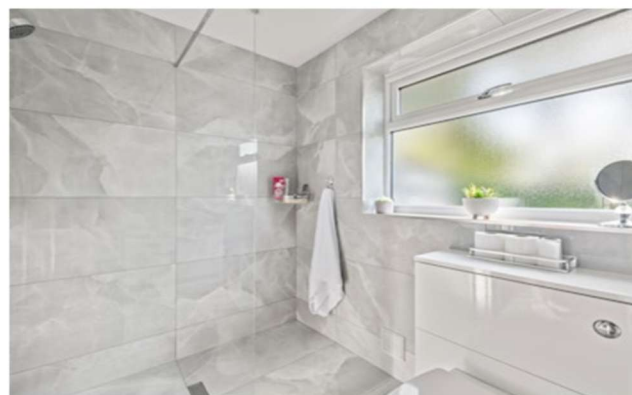
3.35m x 3.34m (11'0" x 11'0")

Having window to rear elevation, coved ceiling, electric storage heater and access to roof space.



SHOWER/WET ROOM

Having window to rear elevation, inset ceiling spotlights, tiled walls, tiled floor and built-in airing cupboard housing hot water cylinder with shelving. Fitted with a suite comprising: walk-in shower enclosure with electric shower fitting, WC with concealed cistern and hand basin inset to vanity unit with drawer under.



EXTERIOR

To the front of the property there are three levels of lawn, a concrete hardstanding/parking area and a gravelled driveway providing off-road parking leading to the:

GARAGE

5.62m x 2.83m (18'5" x 9'4")

Of brick & tile construction with up-and-over door, windows to both sides, part glazed door to rear garden, light and power. To the rear of the garage there is an attached:

UTILITY

Having window to rear, tiled floor, work surface with inset sink & drainer, cupboards under, space & plumbing for automatic washing machine & tumble dryer.

REAR GARDEN

Being enclosed with access from both sides. Having a shaped lawn, concrete footpaths, outside tap and garden shed.

BRICK STORE

3.35m x 2.92m (11'0" x 9'7")

Offering the potential for conversion into an office or studio and having a part glazed entrance door, window and attached WC with a low level WC and pedestal hand basin. There is also a further attached store with a part glazed entrance door.

SERVICES

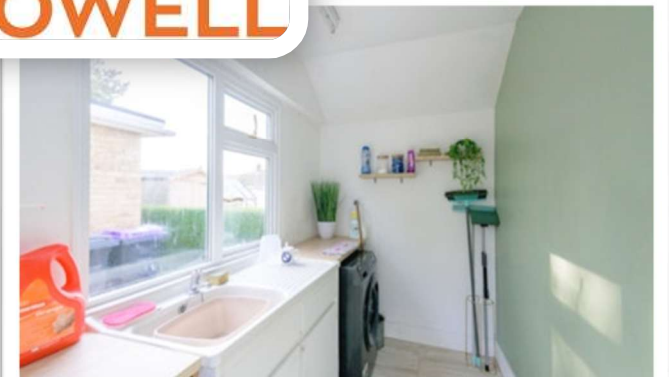
The property has mains electricity, water and drainage connected. Heating is via electric storage heaters and the property is double glazed. The current council tax is band C.

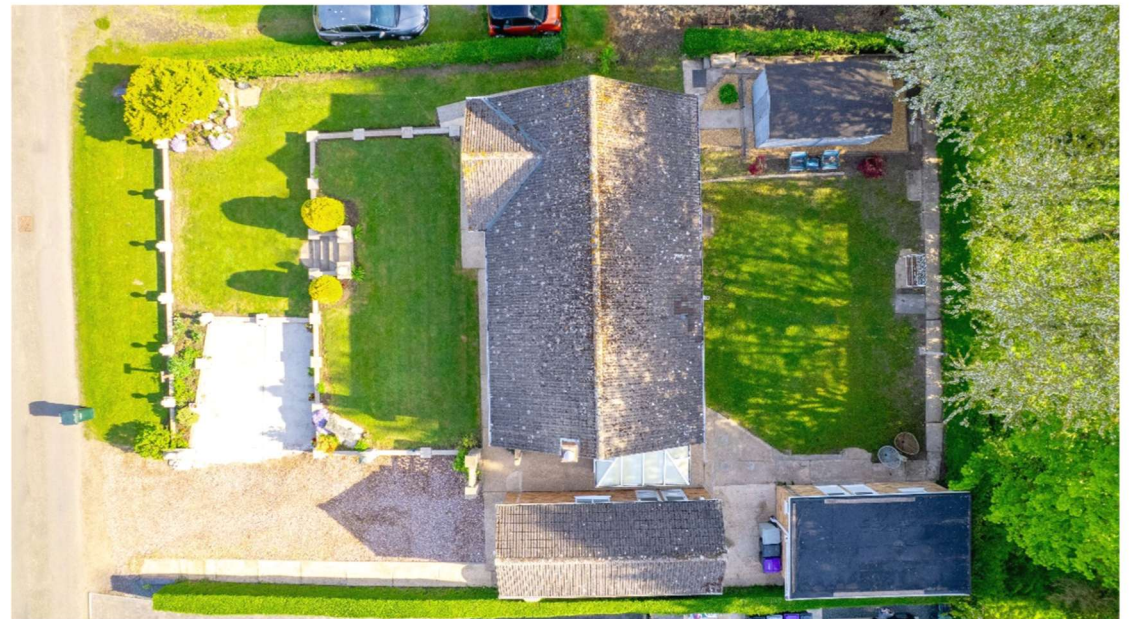
VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.



 **NEWTON
FALLOWELL**





Floorplan



Total area: approx. 73.0 sq. metres (785.6 sq. feet)



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