



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

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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 D





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

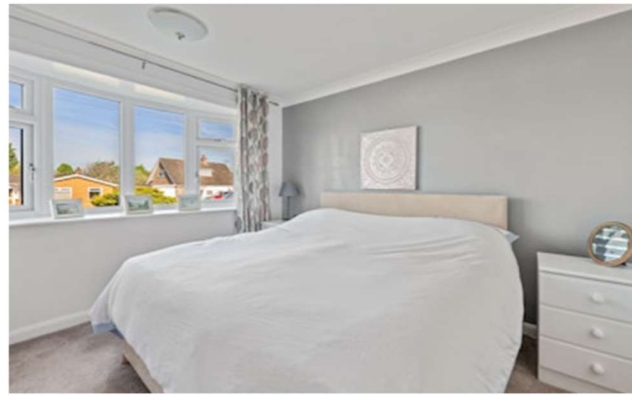
4.79m x 2.43m (15'8" x 8'0")

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

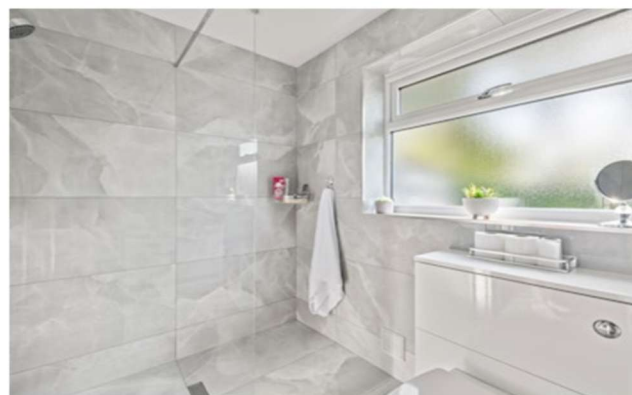
3.35m x 3.34m (11'0" x 11'0")

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

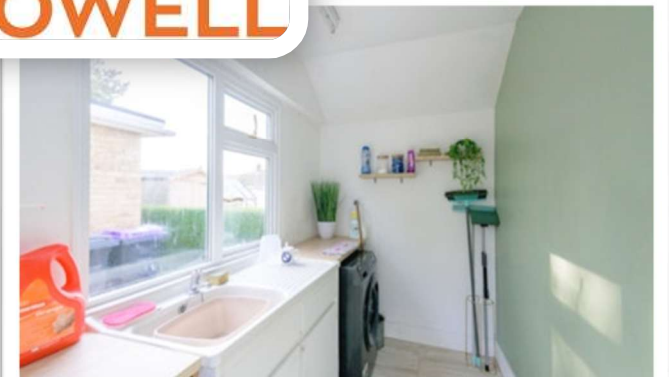
The property has mains electricity, water and drainage connected. Heating is via electric storage heaters and the property is double glazed. The current council tax is band C.

### VIEWING

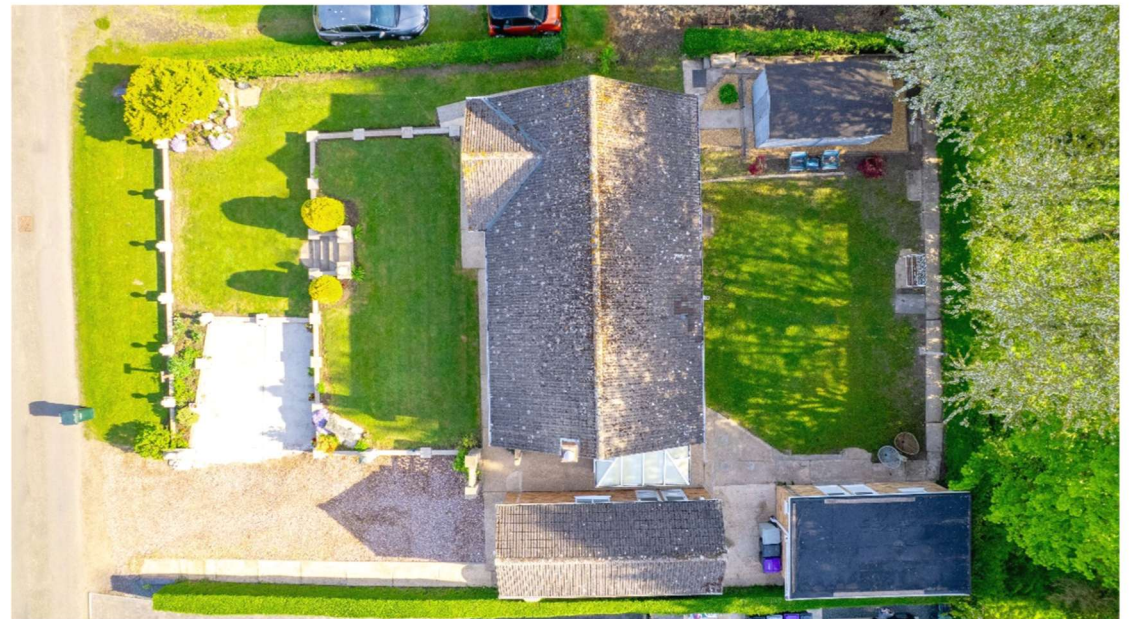
By appointment with Newton Fallowell - telephone 01205 353100.



 **NEWTON  
FALLOWELL**









## Floorplan



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



Newton Fallowell Boston (Sales)

01205 353100

[boston@newtonfallowell.co.uk](mailto:boston@newtonfallowell.co.uk)

### AGENT'S NOTES

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