



The Pallants, Main Road, Wrangle, Boston, PE22 9AG



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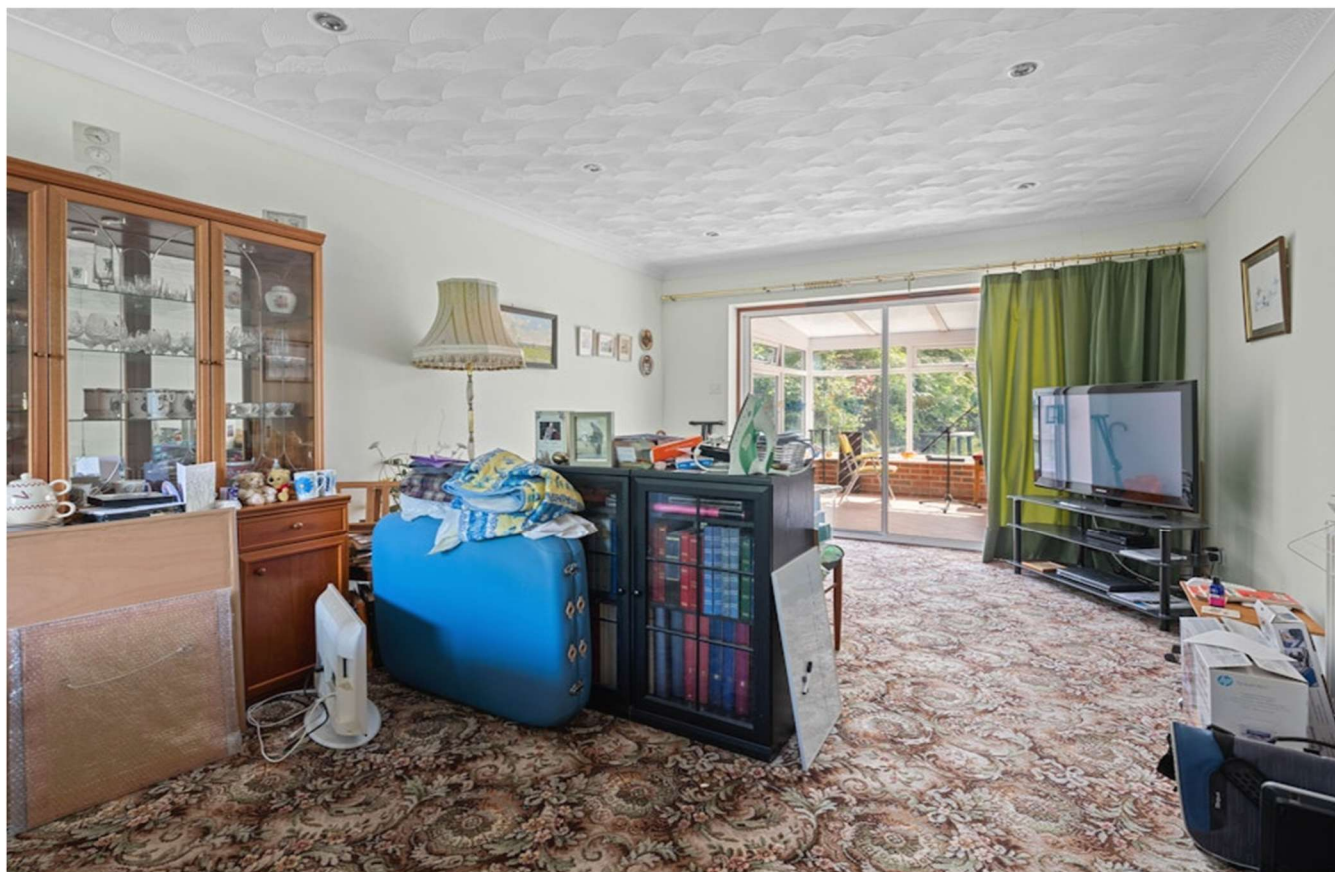
Freehold

£279,950



## Key Features

- Detached bungalow
- Three bedrooms
- Lounge/diner & breakfast kitchen
- Conservatory
- En-suite & bathroom
- Driveway & garage
- Enclosed rear garden
- Plot approx. 0.33 acre (STS)
- EPC rating D – NO CHAIN





A detached bungalow on a plot of approximately 0.33 acre, subject to survey, set well back from the road in a popular village location. Having accommodation comprising: entrance hall, lounge/diner, conservatory, breakfast kitchen, master bedroom with en-suite, two further bedrooms and bathroom. Outside the property has lawned front garden, a driveway providing off-road parking, a garage and an enclosed rear garden. NO CHAIN

#### ACCOMMODATION

Side entrance door through to the:

#### BREAKFAST KITCHEN

4.21m x 3.82m (13'10" x 12'6")

(max) Having window to rear elevation, part glazed door to side elevation, coved ceiling, radiator, tiled floor and oil fired boiler\*. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards, drawers, space & plumbing for dishwasher under, cupboards over. Work surface return with inset electric hob, integrated electric oven, cupboards & drawers under, cupboards & extractor over. Further work surface return with cupboards, drawers, space & plumbing for automatic washing machine under, cupboards & display units over. \*we are advised that the boiler is not working but the vendor will replace with the buyers choice of boiler or make an allowance on the price to replace the boiler.



#### ENTRANCE HALL

Having coved ceiling, radiator, smoke alarm, access to roof space, double storage cupboard and double airing cupboard housing hot water cylinder with shelving.

#### LOUNGE/DINER

7.21m x 3.63m (23'8" x 11'11")

(max) Having window to front elevation, coved ceiling and two radiators. Sliding doors to the:

#### CONSERVATORY

6.13m x 2.78m (20'1" x 9'1")

Of sealed unit double glazed uPVC frame construction on brick walls with polycarbonate roof. Having french doors to garden, radiator and tiled floor.

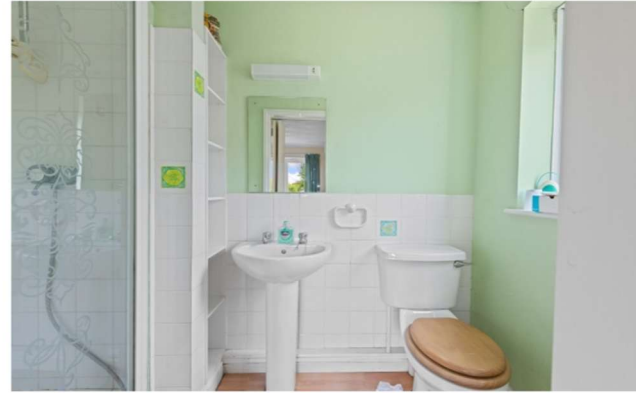






### MASTER BEDROOM 3.69m x 3.47m (12'1" x 11'5")

Having window to front elevation, coved ceiling and radiator.



### EN-SUITE

Having window to side elevation, coved ceiling, radiator, extractor, shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.



### BEDROOM TWO 3.69m x 2.93m (12'1" x 9'7")

Having window to front elevation, coved ceiling and radiator.



### BEDROOM THREE 4.22m x 2.97m (13'10" x 9'8")

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



### BATHROOM

Having window to side elevation, coved ceiling, radiator, extractor, half tiled walls, panelled bath, close coupled WC and pedestal hand basin.

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### EXTERIOR

To the front of the property there is a lawned garden with mature shrubs & trees. A gravelled driveway provides off-road parking and leads to the:

### TANDEM GARAGE

8.72m x 2.8m (28'7" x 9'2")

Having roller door, side door to garden, light and power.

### REAR GARDEN

Being enclosed with side access and majority laid to lawn with a paved patio.

### THE PLOT

The property occupies a plot of approximately 0.33 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

### SERVICES

The property has mains electricity, water and drainage connected. Heating is via an oil fired boiler serving radiators (currently not working but will be replaced or an allowance made) and the property is double glazed. The current council tax is band C. The property also has solar panels which are owned and provide electricity & hot water.

### VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.







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## Floorplan



Total area: approx. 110.3 sq. metres (1187.6 sq. feet)

### AGENT'S NOTES

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.



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