



28 Priory Road, Fishtoft, Boston, PE21 0RA

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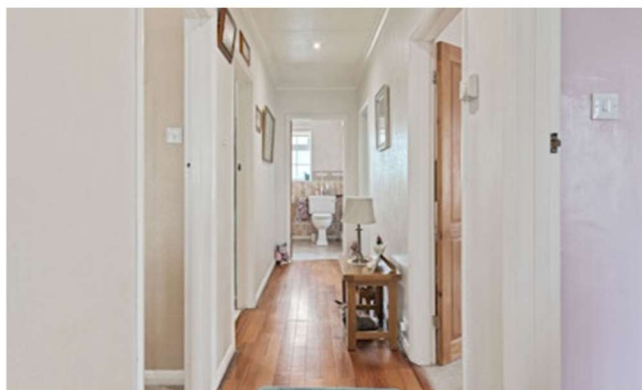
Freehold

£249,950



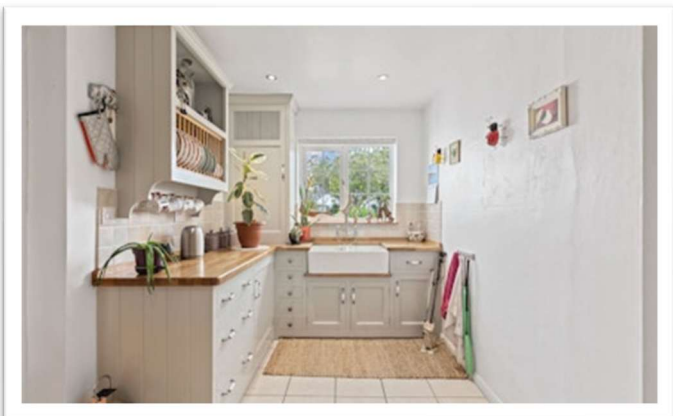
## Key Features

- Detached bungalow
- Three bedrooms
- Lounge, dining room & conservatory
- Murdoch Troon kitchen
- Driveway & garage
- Enclosed rear garden
- Gas central heating & double glazing
- EPC rating D





A detached bungalow on a good size plot in a popular village location with an open field view to the rear. Having well presented accommodation comprising: entrance hall, lounge, Murdoch Troon bespoke fitted kitchen, dining room, conservatory, three bedrooms and shower room. Outside the property has a lawned front garden, driveway providing off-road parking, a garage and an established enclosed rear garden. The property benefits from gas central heating and double glazing.



#### ACCOMMODATION

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

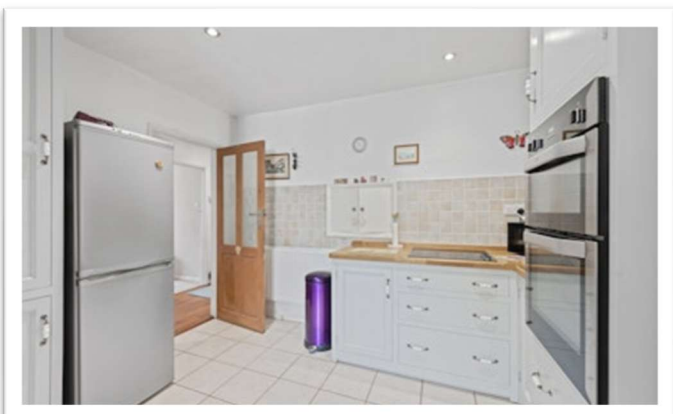
#### ENTRANCE HALL

Having coved ceiling with inset ceiling spotlights, radiator, smoke alarm and wood flooring.

#### LOUNGE

4.75m x 3.45m (15'7" x 11'4")

(max into bay) Having bay window to front elevation, coved ceiling, radiator and brick-built fireplace with space for electric fire.



#### KITCHEN

4.75m x 3.47m (15'7" x 11'5")

(max) Having window to rear elevation, inset ceiling spotlights, radiator, tiled floor and serving hatch to lounge. Fitted with a bespoke range of units with wood block work surfaces & tiled splashbacks by Murdoch Troon comprising: belfast style sink with mixer tap inset to work surface, cupboards & drawers under, cupboard housing gas fired combination boiler providing for both domestic hot water & heating over. Work surface return with cupboard & drawers under, shelf & plate rack over. Further work surface with inset electric hob, cupboard & drawers under. Work surface return with cupboard under, tall unit to side housing integrated electric double oven with drawers under and cupboard over.



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### DINING ROOM

5.06m x 3.14m (16'7" x 10'4")

Having window to side elevation, window & part glazed door to front elevation, radiator, tiled floor and Murdoch Troon bespoke unit with oak work surface, drawers, space & plumbing for automatic washing machine under.

### CONSERVATORY

3.2m x 2.95m (10'6" x 9'8")

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





#### BEDROOM ONE

3.34m x 3.32m (11'0" x 10'11")

Having window to front elevation, coved ceiling and radiator.

#### BEDROOM TWO

3.35m x 3.01m (11'0" x 9'11")

Having window to rear elevation, coved ceiling and radiator.

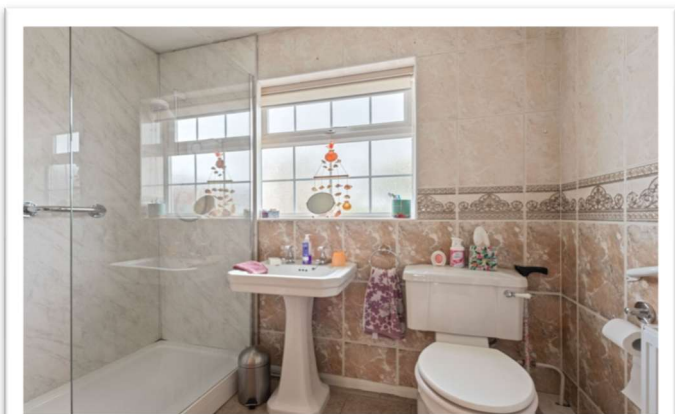
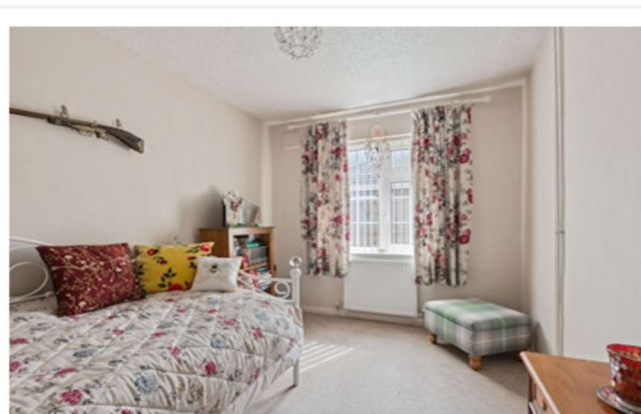
#### BEDROOM THREE

3.33m x 2.43m (10'11" x 8'0")

Having window to side elevation and radiator.

#### SHOWER ROOM

Having window to rear elevation, inset ceiling spotlights, radiator, access to roof space, tiled floor, majority tiled walls and built-in cupboard. Fitted with a suite comprising: shower enclosure with electric shower fitting, close coupled WC and pedestal hand basin.





### EXTERIOR

To the front of the property there is a lawned garden with borders. A pressed concrete driveway provides off-road parking and extends down the side of the property to the:

### GARAGE

5.99m x 3.58m (19'8" x 11'8")

Of brick construction with fibreglass roof. Having up-and-over door, window to rear, window & part glazed door to side, light and power.

### REAR GARDEN

Being enclosed and majority laid to lawn with mature beds & borders. Having a concrete patio area, gravelled area with raised planters and further seating area with pergola over.

### THE PLOT

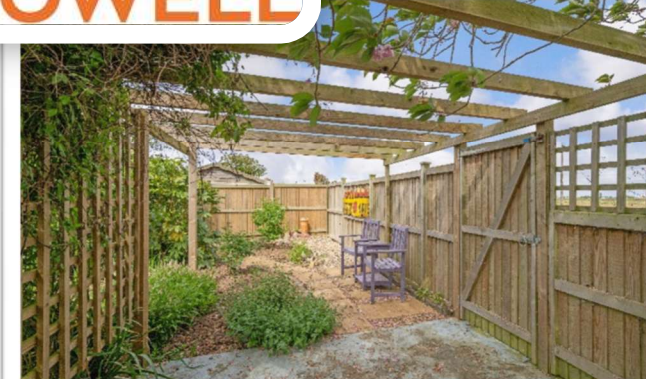
The property occupies a plot of approximately 0.20 acre, subject to survey.

### 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 B.

### VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.





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## Floorplan



Total area: approx. 101.2 sq. metres (1089.5 sq. feet)



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### AGENT'S NOTES

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