



49 Old Main Road, Fosdyke, Boston, PE20 2BU

 3  2  2

Freehold

£325,000



Key Features

- Extended detached house
- Three bedrooms
- Lounge, dining room & conservatory
- Breakfast kitchen & utility
- Cloakroom, en-suite & bathroom
- Driveway & garage
- Enclosed gardens with open view to rear
- NO ONWARD CHAIN
- EPC rating C





An extended detached house on a good size plot with an open view to the rear. Having over 1,400 square feet of accommodation comprising: porch, dining room, conservatory, lounge with multi-fuel burner, fitted breakfast kitchen with integrated appliances, utility and cloakroom to ground floor. Master bedroom with en-suite, two further bedrooms and bathroom with separate shower to first floor. Outside the property has a driveway providing ample off-road parking & hardstanding, a garage and enclosed dog friendly gardens. NO ONWARD CHAIN



ACCOMMODATION

Part glazed front entrance door through to the:

PORCH

Having windows to both side elevations, tiled floor and part glazed door to the:

DINING ROOM

5.05m x 4.22m (16'7" x 13'10")

(max) Having window to front elevation, coved ceiling, radiator, solid oak flooring, staircase rising to first floor and understairs storage cupboard. Part glazed door to the:

CONSERVATORY

3.02m x 2.96m (9'11" x 9'8")

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

LOUNGE

6.21m x 4.1m (20'5" x 13'6")

Having window to front elevation, window & french doors to rear elevation, coved ceiling, two radiators, fireplace with tiled hearth and inset multi-fuel burner which is linked to the heating system to boost the heating & hot water.



 **NEWTONFALLOWELL**





 **NEWTON
FALLOWELL**



BREAKFAST KITCHEN 5.07m x 3.08m (16'7" x 10'1")

Having windows to front, side & rear elevations, coved ceiling, radiator and tiled floor. 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 & integrated dishwasher under. Work surface return with cupboards & drawers under, cupboards & wine rack over. Further work surface return with inset five burner LPG hob, cupboards & drawers under, ceiling mounted extractor over. Tall unit housing integrated electric double oven with drawers under, cupboard over and further tall unit to side housing integrated larger fridge with drawer under and cupboard over. Further work surface with cupboards & drawers under, drawer, glazed display units & wine rack over.

UTILITY 1.91m x 1.85m (6'4" x 6'1")

Having window & part glazed door to side elevation, coved ceiling, radiator, tiled floor, extractor, work surface with space & plumbing for automatic washing machine under.

CLOAKROOM

Having window to rear elevation, heated towel rail, extractor, tiled walls, tiled floor, close coupled WC and pedestal hand basin.



FIRST FLOOR LANDING

Having two windows to rear elevation, coved ceiling, access to roof space and airing cupboard housing hot water cylinder.

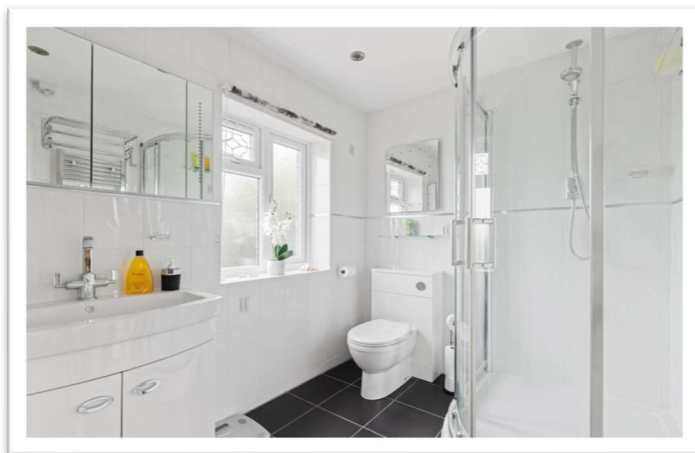
MASTER BEDROOM

6.21m x 4.18m (20'5" x 13'8")

(max - including en-suite) Having windows to front & rear elevations, coved ceiling, two radiators, access to roof space and fitted wardrobes with sliding doors.

EN-SUITE

Having window to rear elevation, heated towel rail, tiled walls, tiled floor, extractor, shower enclosure with electric shower fitting, WC with concealed cistern and hand basin inset to vanity unit with cupboard under.



BEDROOM TWO

3.6m x 3.07m (11'10" x 10'1")

Having window to front elevation, coved ceiling, radiator and fitted wardrobe with sliding doors.

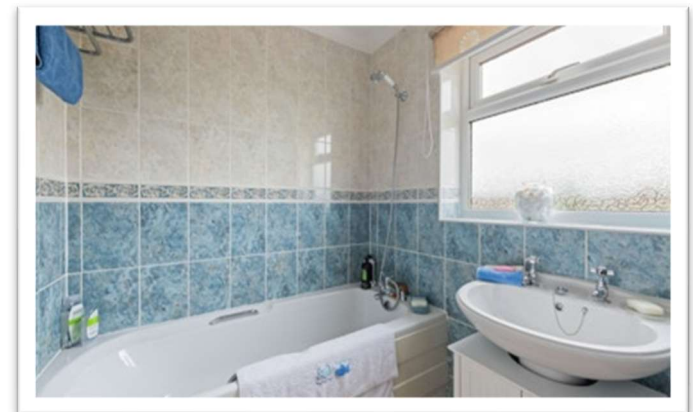
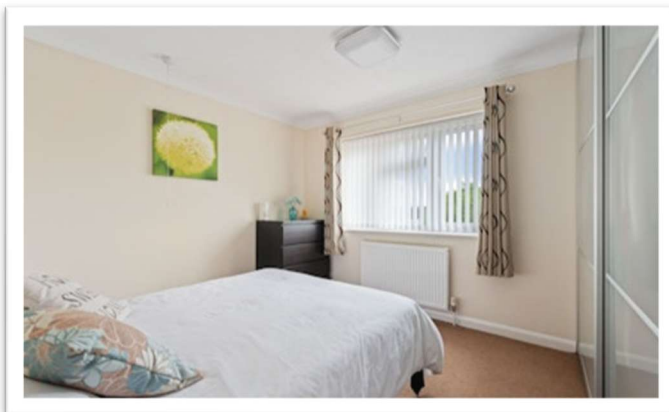
BEDROOM THREE

3.79m x 2.4m (12'5" x 7'11")

Having window to front elevation, coved ceiling, radiator and fitted wardrobe with sliding doors.

BATHROOM

Having window to side elevation, coved ceiling, heated towel rail, tiled walls, wood effect vinyl flooring, extractor, shower enclosure with electric shower fitting, panelled bath with mixer tap & shower attachment, close coupled WC and pedestal hand basin.



EXTERIOR

A pair of five bar gates open to a large gravelled driveway which provides ample off-road parking & hardstanding.

GARAGE

5.16m x 2.96m (16'11" x 9'8")

Having electric roller door, side door, light and power.

REAR GARDEN

To the rear of the property there is a raised planter, a lawned area and a block paved patio area. To the left hand side of the driveway there is a further lawned garden with borders, garden shed, greenhouse and dog kennel.

THE PLOT

The property occupies a plot of approximately 0.16 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 external oil fired boiler serving radiators and the property is double glazed. The current council tax is band C.

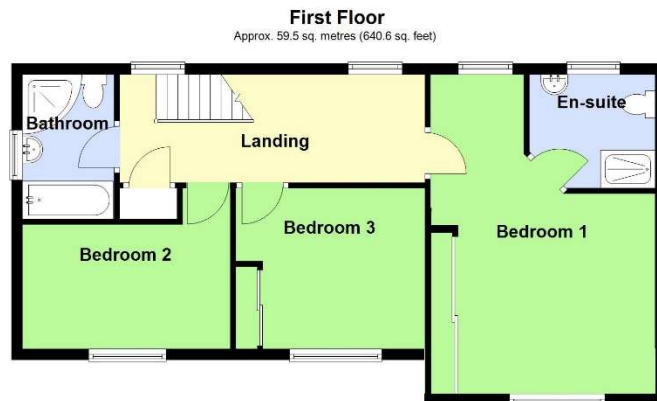
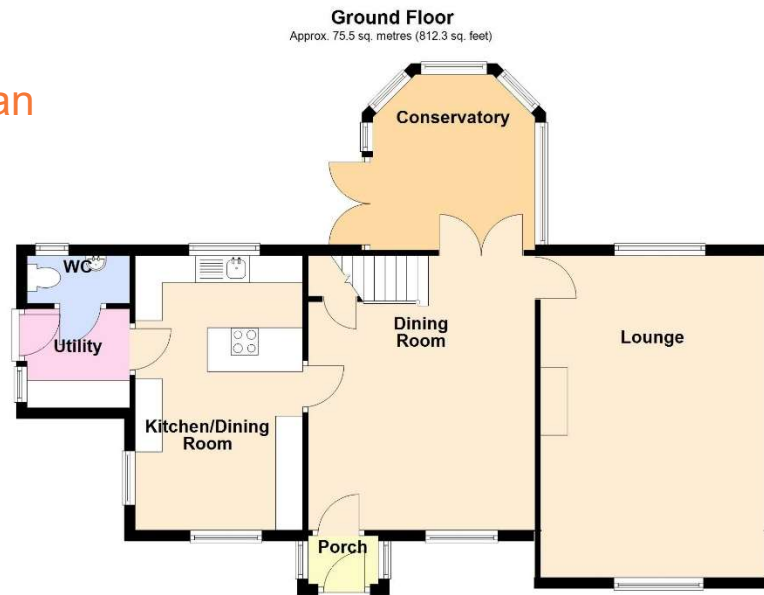
VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.





Floorplan



Total area: approx. 135.0 sq. metres (1452.9 sq. feet)



 **NEWTONFALLOWELL**

Newton Fallowell Boston (Sales)

01205 353100

boston@newtonfallowell.co.uk

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.