



Wood Newton, Main Road, New Bolingbroke, PE22 7LN



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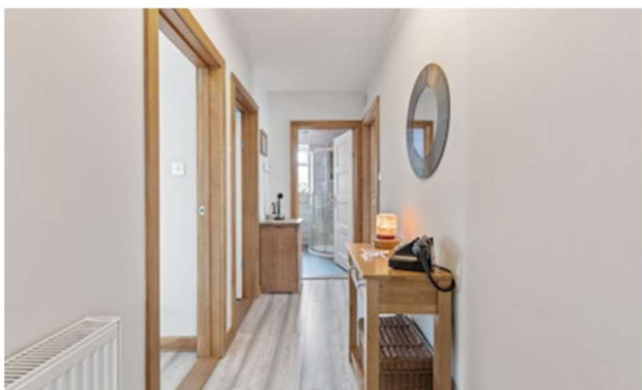
Freehold

Offers in excess of £350,000



Key Features

- Detached bungalow
- Three bedrooms
- Lounge & conservatory
- Kitchen & utility
- Driveway & garage
- Rear garden with cabin
- Plot approx. 1.07 acre (STS)
- EPC rating D





A detached bungalow in a village location, on a plot of just over an acre, subject to survey and with open views to the front and rear. Having well presented accommodation comprising: entrance hall, lounge, conservatory, kitchen, utility with laundry area off, three bedrooms and shower room. Outside the property has a lawned front garden, a driveway providing ample off-road parking, a garage and an enclosed rear garden with a cabin.

ACCOMMODATION

Open porch recess with part glazed front entrance door through to the:

ENTRANCE HALL

Having radiator and wood effect flooring.

LOUNGE

3.94m x 3.09m (12'11" x 10'1")

Having fireplace recess with cast iron radiator and wood effect flooring. French doors to the:

CONSERVATORY

4.04m x 3.41m (13'4" x 11'2")

Of sealed unit double glazed uPVC frame construction on brick walls with polycarbonate roof. Having french doors to rear elevation & garden and wood effect flooring.

KITCHEN

3.94m x 2.26m (12'11" x 7'5")

Having window to side elevation, radiator and wood effect flooring. Fitted with a range of base & wall units with work surfaces & upstands comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboards under. Work surface return with inset electric hob, integrated electric oven & cupboards under, cooker hood over. Further work surface return with cupboards & drawers under, glazed display units over, space for upright fridge/freezer to side.

UTILITY

4.19m x 3.69m (13'8" x 12'1")

(max including laundry area) Having window & part glazed door to side elevation, further window to other side elevation, tiled floor and work surface with appliance spaces under. Opening to a laundry area with window to rear elevation, tiled floor, work surface with cupboard, drawers, space & plumbing for automatic washing machine under and tall unit to side.



 **NEWTON FALLOWELL**





BEDROOM ONE

3.8m x 3.67m (12'6" x 12'0")

Having window to rear elevation, radiator and wood effect flooring.



SITTING ROOM/BEDROOM TWO

3.98m x 3.07m (13'1" x 10'1")

Having bay window to front elevation, radiator, wood effect flooring and fireplace with tiled back & hearth, inset wood burner and wooden surround.



BEDROOM THREE

3.71m x 3.5m (12'2" x 11'6")

Having window to front elevation, radiator and wood effect flooring.

SHOWER ROOM

2.29m x 1.82m (7'6" x 6'0")

Having window to rear elevation, part tiled walls, vinyl flooring, shower enclosure with mixer shower fitting, close coupled WC and hand basin inset to vanity unit with drawers under.



EXTERIOR

To the front of the property there is a lawned garden with borders. A driveway with turning area provides ample off-road parking leading to the:

GARAGE

6.76m x 5.74m (22'2" x 18'10")

Having electric roller door and service door to rear garden. Gated access to the:

REAR GARDEN

Having paved patio adjacent to the conservatory and a further large paved patio with a covered seating area enclosed by fencing with a gate to a lawned garden with mature borders, well stocked beds and greenhouse.

CABIN

5.68m x 4.82m (18'7" x 15'10")

Of timber construction with a decked patio to the front. Having part glazed double entrance doors and windows to front.

To the far rear of the garden there is a further lawned area and a market garden area with garden sheds & polytunnel.

THE PLOT

The property occupies a plot of approximately 1.07 acres, 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.

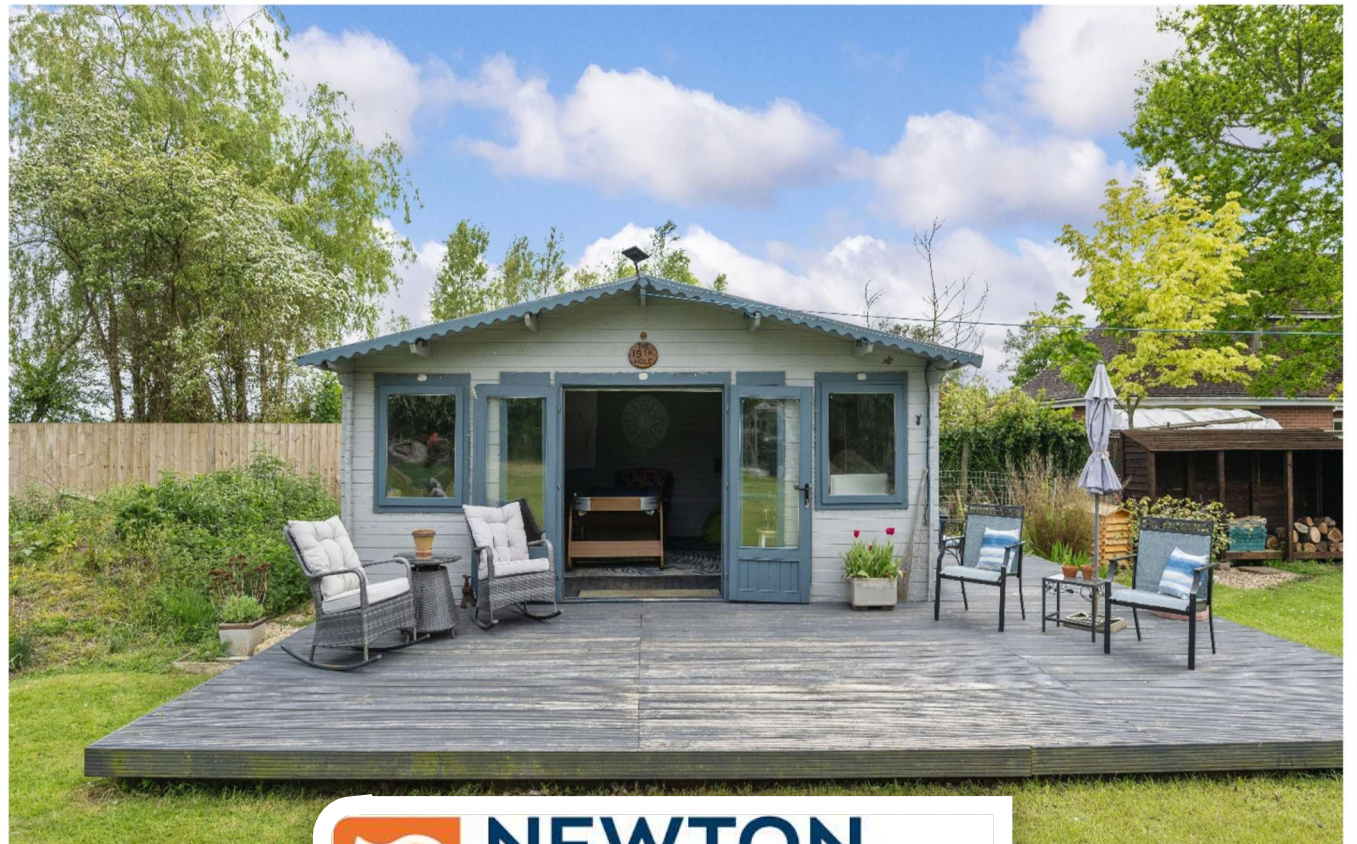
SERVICES

The property has mains electricity and water connected. Drainage is to a fully compliant sewage treatment plant. Heating is via an oil fired boiler serving radiators and the property is double glazed. The current council tax is band C.



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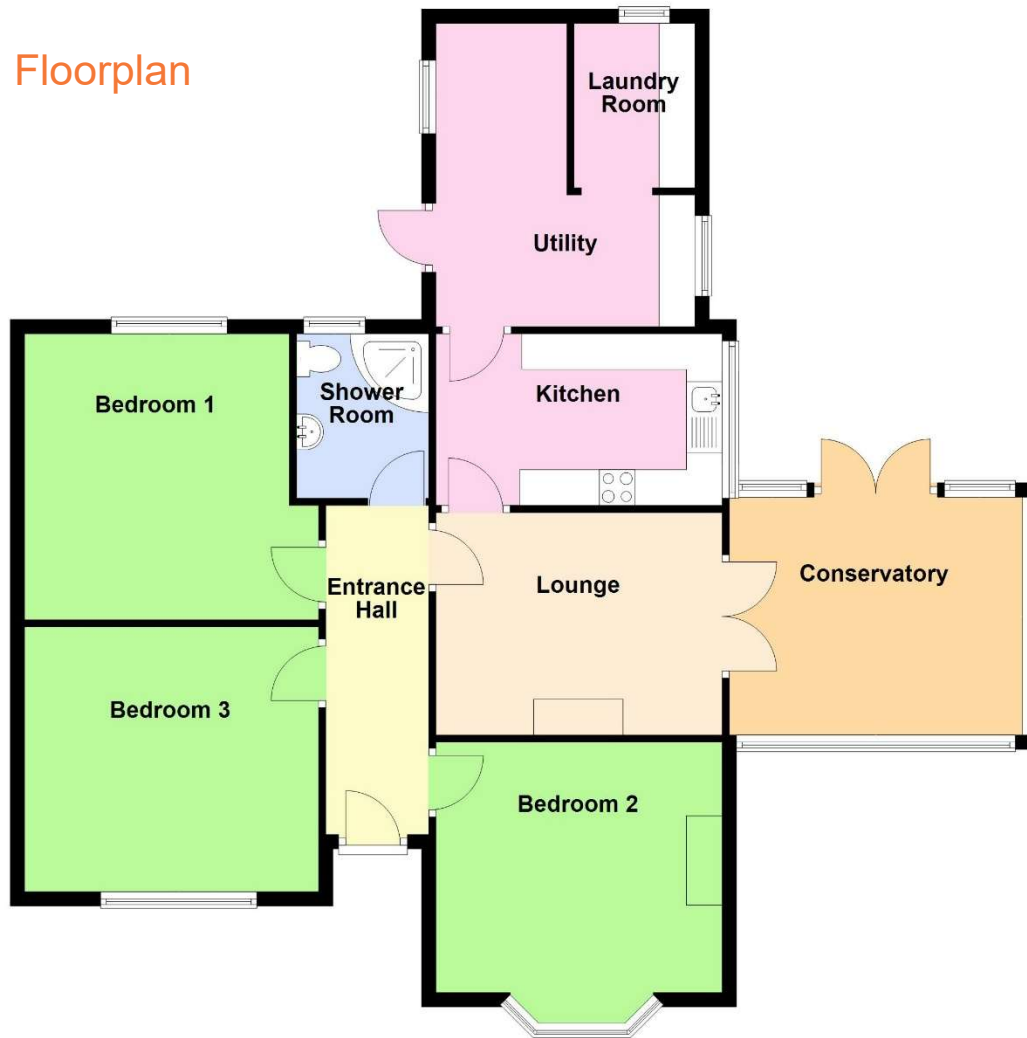


**NEWTON
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Floorplan



Total area: approx. 108.7 sq. metres (1169.7 sq. feet)



Newton Fallowell Boston (Sales)

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VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

AGENT'S NOTES

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