



212 Freiston Road, Boston, PE21 0JR



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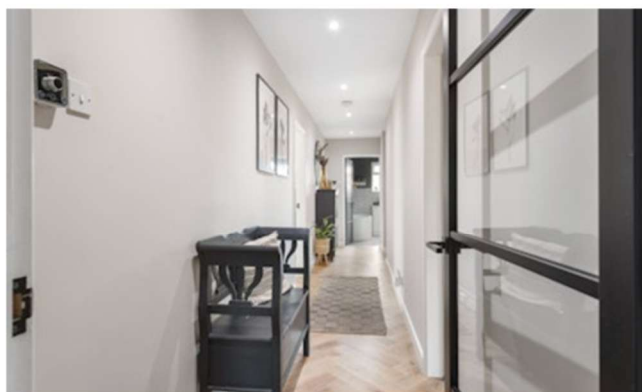
Freehold

£279,950



## Key Features

- Detached bungalow
- Three double bedrooms
- Lounge & re-fitted dining kitchen
- Cloakroom & bathroom with separate shower
- Driveway, garage & workshop
- Enclosed rear garden with summerhouse
- Plot approx. 0.17 acre (STS)
- EPC rating C





A detached bungalow on a good size plot in a popular residential location on the outskirts of town. Updated by the current owners and having well presented accommodation comprising: entrance hall, cloakroom, inner hall, lounge, re-fitted dining kitchen, three double bedrooms and bathroom with separate shower. Outside the property has a lawned front garden, a driveway with turning bay providing off-road parking, a garage, workshop and an enclosed rear garden with a summerhouse. The property benefits from gas central heating and double glazing.



#### ACCOMMODATION

Part glazed side entrance door through to the:

#### ENTRANCE HALL

Having wood effect flooring, glazed door to the inner hall and door to the:

#### CLOAKROOM

Having window to side elevation

#### INNER HALL

Having inset ceiling spotlights, two radiators, wood effect flooring and two built-in cupboards.

#### LOUNGE

4.44m x 4.22m (14'7" x 13'10")

Having bow window to front elevation, radiator, wall light points, feature contemporary style fire inset to wall with shelving to either side.

#### DINING KITCHEN

6.7m x 2.74m (22'0" x 9'0")

Having window & french doors to rear elevation, inset ceiling spotlights, vertical radiator and wood effect flooring.

Fitted with a range of units with quartz work surfaces & upstands comprising: undercounter sink with mixer tap inset to work surface, cupboards, integrated dishwasher, space & plumbing for automatic washing machine under.

Work surface return with inset gas hob, drawers under, extractor over. Further work surface return with cupboard & drawers under, breakfast bar to one side.

Range of tall units incorporating integrated electric double oven, fridge & freezer.





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### BEDROOM ONE

3.63m x 3.28m (11'11" x 10'9")

Having window to front elevation, radiator and built-in wardrobes with overhead cupboards.

### BEDROOM TWO

3.66m x 3.28m (12'0" x 10'10")

Having window to front elevation, coved ceiling and radiator.

### BEDROOM THREE

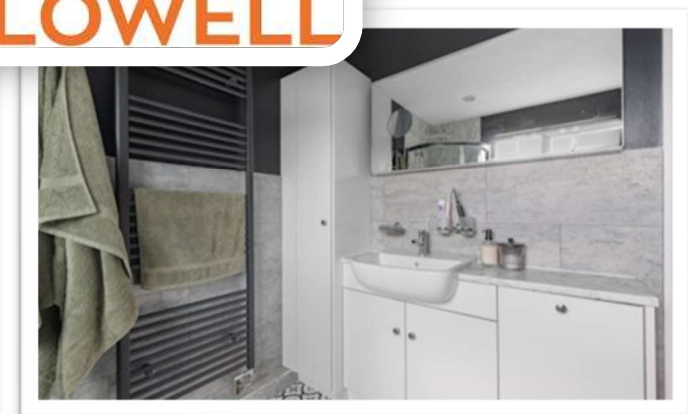
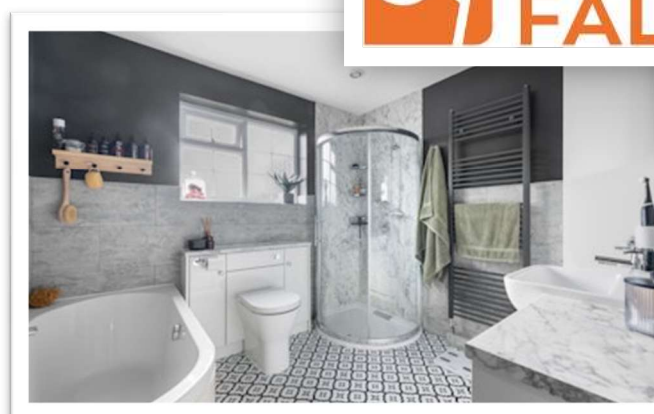
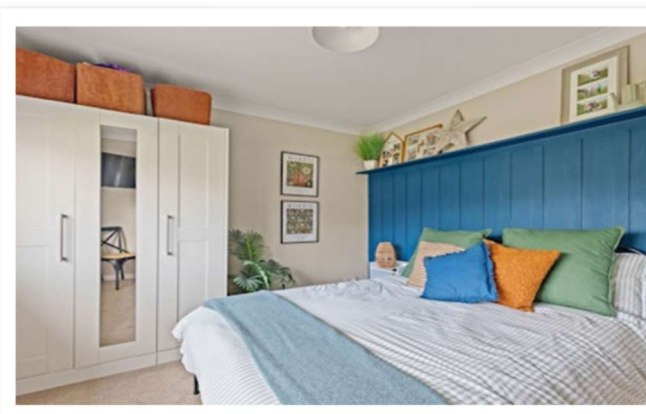
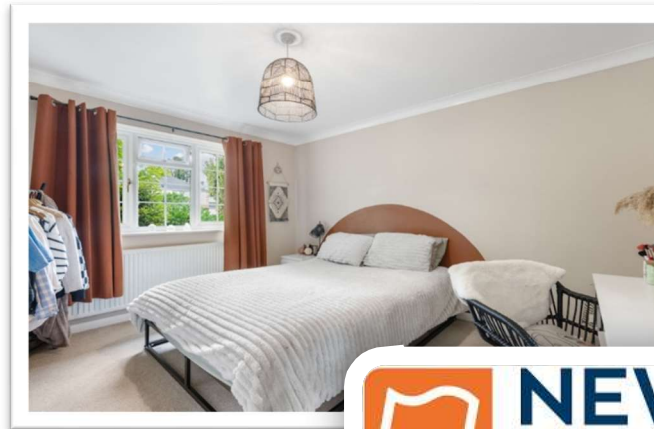
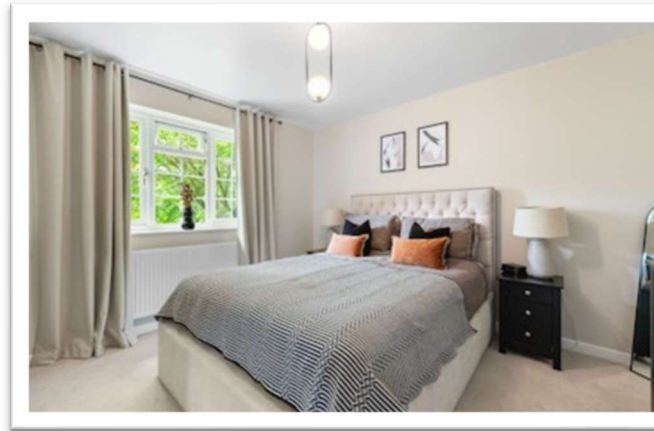
3.48m x 3.05m (11'5" x 10'0")

Having window to rear elevation, coved ceiling, radiator and feature wall with wainscoting & plate rail.

### BATHROOM

2.67m x 2.46m (8'10" x 8'1")

Having window to side elevation, inset ceiling spotlights, heated towel rail, tiled floor, part tiled walls and extractor. Fitted with a suite comprising: shower enclosure with mixer shower fitting, panelled bath with central mixer tap, WC with concealed cistern & cupboards to either side, hand basin inset to vanity unit with cupboards under, tall unit to side and illuminated demisting mirror with shaver point & built-in clock over.





## EXTERIOR

To the front of the property there is a shaped lawn with borders. A driveway with turning bay extends down the side of the property to the:

## DETACHED GARAGE

5.23m x 2.84m (17'2" x 9'4")

Of brick & tile construction with up-and-over door, window & part glazed door to side elevation, light and power.

## REAR GARDEN

Being enclosed and laid to lawn with borders. Having a concrete patio area, paved footpath leading to a paved area which has a potting shed with light & power. Further paved area with summerhouse & attached store.

To the side of the garage there is a timber workshop with windows to front & rear, light & power.

## THE PLOT

The property occupies a plot of approximately 0.17 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 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 C.

## VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

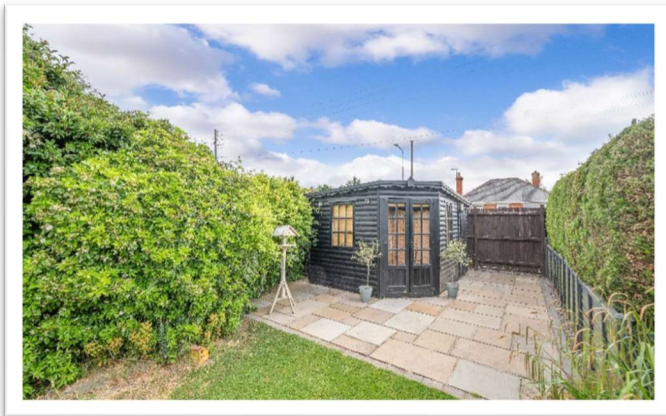
## AGENT'S NOTES

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.









## Floorplan



Total area: approx. 96.7 sq. metres (1041.2 sq. feet)



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