



8 Tollfield Road, Boston, PE21 9PG



3



1



1

Freehold

£239,950



## Key Features

- Detached bungalow
- Three bedrooms
- Kitchen & utility
- Wet room & en-suite cloakroom
- Driveway & garage
- Enclosed rear garden
- NO CHAIN
- EPC rating TBC







A detached bungalow on a good size plot in a sought after location overlooking a green to the front and convenient for Pilgrim Hospital & Boston High School. Having accommodation comprising: entrance hall, lounge, kitchen, utility, three bedrooms, one with en-suite cloakroom and wet room. Outside the property has a block paved driveway providing off-road parking, a garage and an enclosed rear garden. The property benefits from gas central heating and double glazing. NO CHAIN

#### ACCOMMODATION

Part glazed front entrance door with side screens through to the:

#### ENTRANCE HALL

Having coved ceiling, radiator, smoke alarm, storage cupboard and further cupboard housing gas fired combination boiler providing for both domestic hot water & heating.

#### LOUNGE

5.5m x 3.63m (18'0" x 11'11")

Having window to front elevation, two windows to side elevation, sliding doors to rear elevation, radiator and telephone connection point.

#### KITCHEN

4.08m x 3.43m (13'5" x 11'4")

Having window to rear elevation, two radiators, tiled floor and television aerial connection point. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: composite sink with drainer & mixer tap and gas hob inset to work surface, integrated dishwasher, cupboards & drawers under, cupboards & concealed cooker hood over. Range of tall units to one wall incorporating integrated electric oven.

#### UTILITY

Having window & sliding doors to rear elevation and tiled floor.



### BEDROOM ONE

5.95m x 2.83m (19'6" x 9'4")

(max)Having window to rear elevation, two radiators, access to roof space and range of fitted wardrobes & cupboards.

### BEDROOM TWO

3.66m x 3.02m (12'0" x 9'11")

Having windows to front & side elevations, radiator, television aerial & telephone connection points.

### BEDROOM THREE

3.02m x 2.26m (9'11" x 7'5")

Having window to rear elevation and radiator.

### WC

Having close coupled WC and wall mounted hand basin.

### WET ROOM

Having window to front elevation, heated towel rail, tiled walls, extractor, electric shower fitting, close coupled WC and pedestal hand basin.

 **NEWTONFALLOWELL**





### EXTERIOR

To the front of the property there is a block paved area which provides off-road parking and extends down the side of the property to the:

### GARAGE

4.11m x 2.66m (13'6" x 8'8")

Having electric roller door, light and power.

### REAR GARDEN

Currently overgrown and being enclosed with a block paved patio.

### 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 gas, electricity, water and drainage connected. Heating is via a gas fired combination 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

### Ground Floor

Approx. 110.5 sq. metres (1189.7 sq. feet)



Total area: approx. 110.5 sq. metres (1189.7 sq. feet)



 **NEWTONFALLOWELL**

Newton Fallowell Boston (Sales)

01205 353100

[boston@newtonfallowell.co.uk](mailto: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.