



32 St Margarets Drive, Sibsey, Boston, PE22 0ST



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Freehold

Offers in excess of £220,000



Key Features

- Detached bungalow
- Three bedrooms
- Lounge & dining kitchen
- Shower room
- Ample off-road parking & garage
- Side & rear gardens
- Sought after village location
- EPC rating D





A detached bungalow at the end of a cul-de-sac in the sought after village of Sibsey. Having accommodation comprising: entrance hall, lounge, dining kitchen, three bedrooms and shower room. Outside the property has ample off-road parking & hardstanding, a detached garage and gardens to the side & rear. The property benefits from oil fired central heating and double glazing. NO CHAIN

ACCOMMODATION

Part glazed front entrance door through to the:

ENTRANCE HALL

Having radiator, airing cupboard housing hot water cylinder with shelving and two built-in storage cupboards with hanging rails.

LOUNGE

5.18m x 3.33m (17'0" x 10'11")

Having windows to front & side elevations, coved ceiling and two radiators.

DINING KITCHEN

3.74m x 3.04m (12'4" x 10'0")

Having window & part glazed door to rear elevation, coved ceiling, radiator, tile effect vinyl flooring and oil fired boiler providing for both domestic hot water & heating. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: twin circular bowl sinks with mixer tap inset to work surface, cupboards, space & plumbing for automatic washing machine under and space for electric cooker to side. Work surface return with cupboards & drawers under, cupboards over.





BEDROOM ONE

3.65m x 3.05m (12'0" x 10'0")

Having window to front elevation, radiator and tiled floor.

BEDROOM TWO

3.64m x 3.04m (11'11" x 10'0")

Having window to side elevation, radiator and tiled floor.

BEDROOM THREE

3.03m x 2.43m (9'11" x 8'0")

Having window to front elevation and radiator.

SHOWER ROOM

Having window to side elevation, radiator, tile effect flooring, tiled splashbacks and access to roof space. Fitted with a suite comprising: walk-in shower enclosure with electric shower fitting, close coupled WC and hand basin with cupboard under.



EXTERIOR

To the front of the property there is a block paved area which provides ample off-road parking and hardstanding leading to the:

DETACHED GARAGE

5.5m x 2.63m (18'0" x 8'7")

Having up-and-over door, window to side, light & power.

The block paved area extends to the side of the garage and leads to the:

REAR/SIDE GARDEN

Being gravelled for ease of maintenance with a lawned area to the far side.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via an oil 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.

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.



 **NEWTON
FALLOWELL**





Floorplan



Total area: approx. 76.8 sq. metres (827.1 sq. feet)



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