



The Collies, Main Road, Carrington, Boston, PE22 7HX



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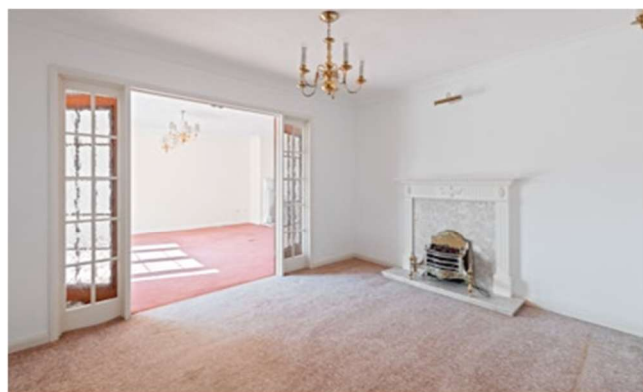
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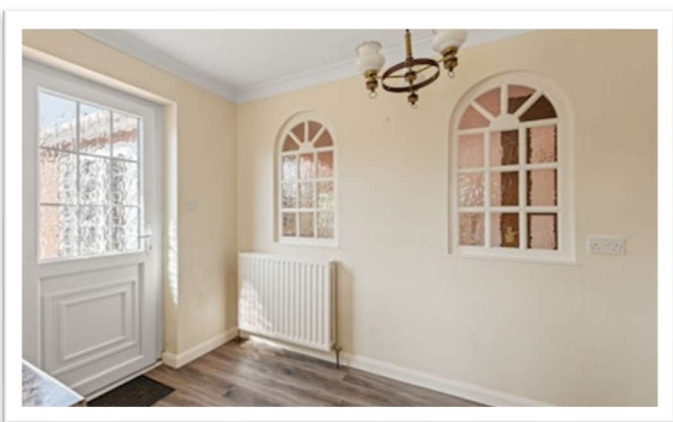
£279,950



## Key Features

- Detached bungalow
- Three bedrooms
- Lounge & dining room
- Cloakroom, en-suite & bathroom
- Driveway & garage with attached utility
- Plot approx. 0.34 acre (STS)
- Open views to front, side & rear
- EPC rating E – NO CHAIN





A detached bungalow on a plot of approximately 0.34 acre, subject to survey and with open views to the front, side & rear. Having over 1,400 square feet of accommodation comprising: entrance hall, cloakroom, lounge, dining room, breakfast kitchen, master bedroom with en-suite, two further bedrooms and bathroom. Outside the property has a driveway off-road parking, a garage with attached utility and lawned gardens. The property benefits from oil fired central heating and double glazing. NO CHAIN

The bungalow is in an idyllic and convenient location set within the semi-rural village of Carrington, which lies within The Fens and is approximately eight miles from the market town of Boston which offers many amenities, supermarkets, schools and the Pilgrim Hospital. The Market towns of Spilsby & Horncastle are around ten miles away.

#### ACCOMMODATION

Part glazed entrance door with side screen through to the:

#### ENTRANCE HALL

Having coved ceiling, two radiators, access to loft storage space, two double storage cupboards and airing cupboard housing hot water cylinder with shelving.

#### CLOAKROOM

Having window to side elevation, coved ceiling, half tiled walls, close coupled WC and pedestal hand basin.

#### LOUNGE

7.5m x 4.25m (24'7" x 13'11")

Having bow window to front elevation, french doors with side screens to rear elevation, coved ceiling, three radiators, television aerial & telephone connection points and open fireplace with marble back & hearth and wooden surround. Small pane glazed double doors with side screens to the:

#### DINING ROOM

3.73m x 3m (12'2" x 9'10")

Having coved ceiling, radiator and fireplace with marble back & hearth and wooden surround.

#### BREAKFAST KITCHEN

5.05m x 3.04m (16'7" x 10'0")

Having windows to side & rear elevations, part glazed door to side elevation, coved ceiling, radiator and two feature arched windows overlooking the dining room. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: twin bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards & drawers under, glazed display unit over. Work surface return with cupboard & drawers under. Further work surface return with cupboards & drawers under, cupboards over. Further work surface return with inset electric hob, cupboards & drawers under, cupboards & concealed cooker hood over, tall units to side incorporating integrated electric double oven & integrated fridge.





### MASTER BEDROOM

4.02m x 3.64m (13'2" x 11'11")

Having bow window to front elevation, coved ceiling, radiator, television aerial connection point and built-in wardrobes with sliding doors, cupboards & bedside cabinets to either side of double bed space.

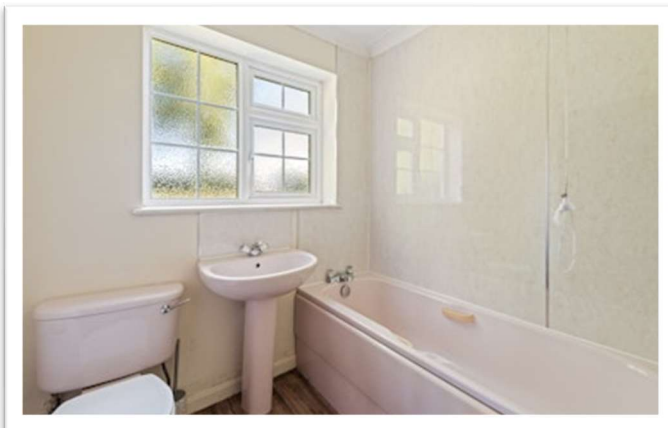
### EN-SUITE

Having window to side elevation, coved ceiling, radiator, extractor, panelled bath, close coupled WC and pedestal hand basin.

### BEDROOM TWO

3.94m x 3.18m (12'11" x 10'5")

Having window to side elevation, coved ceiling and radiator.



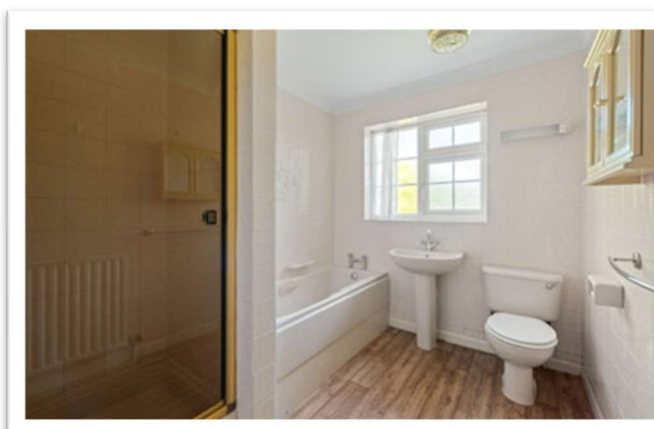
### BEDROOM THREE

4.34m x 2.76m (14'2" x 9'1")

Having window to rear elevation, coved ceiling and radiator.

### BATHROOM

Having window to side elevation, coved ceiling, radiator, tiled walls, panelled bath, shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.



### EXTERIOR

To the front of the property there is a lawned garden. A low brick wall with double gates give access to a driveway with turning area which provides off-road parking leading to the:

### GARAGE

5.43m x 2.79m (17'10" x 9'2")

Having up-and-over door, light and power. Attached to the rear of the garage is a:

### UTILITY

2.76m x 1.98m (9'1" x 6'6")

Having part glazed entrance door, window to rear, coved ceiling, wall units, space & plumbing for automatic washing machine and oil fired boiler providing for both domestic hot water & heating

### REAR GARDEN

Being enclosed and majority laid to lawn which extends to the side. Having a paved patio and greenhouse.

### THE PLOT

The property occupies a plot of approximately 0.34 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 and water connected. Drainage is to a bio-tank which was installed in February 2025. Heating is via an oil fired boiler serving radiators and the property is double glazed. The oil tank was replaced in April 2023. The current council tax is band D.

### VIEWINGS

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. 158.5 sq. metres (1705.7 sq. feet)



*Views to front & rear*

 **NEWTONFALLOWELL**

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