



141 Swineshead Road, Frampton Fen, Boston, PE20 1SB



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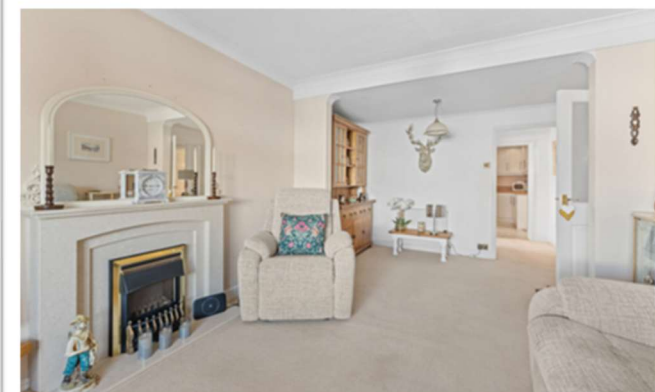
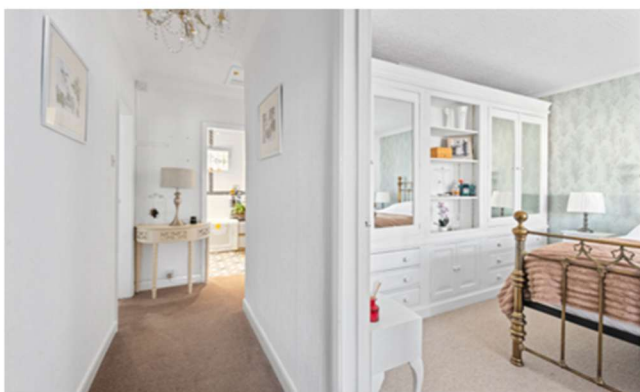
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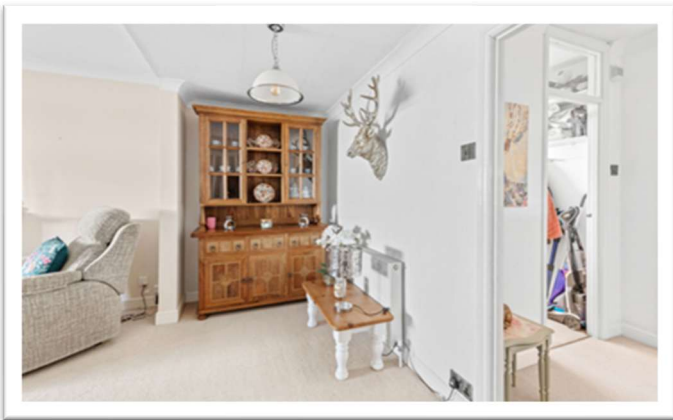
£250,000



Key Features

- Detached bungalow
- Two bedrooms
- Lounge/diner & conservatory
- Breakfast kitchen & utility
- Driveway & garage
- Enclosed rear garden
- Plot approx. 0.18 acre (STS)
- EPC rating C





A detached bungalow on a good sized plot of approximately 0.18 acre, subject to survey and convenient for the A52. Having well presented accommodation comprising: entrance hall, lounge/diner, inner hall with store off, breakfast kitchen, utility room, conservatory, two bedrooms and bathroom. Outside the property has a lawned front garden, a driveway providing off-road parking, a garage and an enclosed rear garden. The property benefits from gas central heating and triple & double glazing.

ACCOMMODATION

Part glazed front entrance door through to the:

ENTRANCE HALL

Having coved ceiling, radiator and access to roof space.

LOUNGE/DINER

6.1m x 3.48m (20'0" x 11'5")

(max) Having bay window to front elevation, coved ceiling, two radiators and fireplace with marble back & hearth, inset gas fire and marble surround.

INNER HALL

Having coved ceiling and radiator.

WALK-IN STORE

Having window to side elevation, shelving and cupboard housing gas fired combination boiler providing for both domestic hot water & heating.

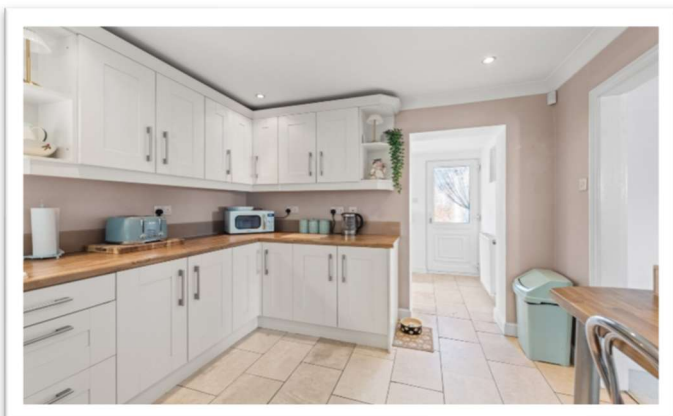
BREAKFAST KITCHEN

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

Having window to rear elevation overlooking the conservatory, coved ceiling with inset ceiling spotlights, radiator and tiled floor. Fitted with a range of base & wall units with work surfaces & upstands comprising: 1 1/4 bowl ceramic sink with drainer & mixer tap inset to work surface, cupboards & drawers under, cupboards & shelving over. Work surface return with inset electric hob, integrated electric double oven & cupboards under, cupboards, extractor and display cabinet with shelving over, further work surface forming breakfast bar.

UTILITY ROOM

Having part glazed door to side elevation radiator, tiled floor, work surface with space & plumbing for automatic washing machine & dishwasher under, cupboard over and integrated fridge/freezer to one side. Part glazed uPVC door to the:







CONSERVATORY

5.03m x 2.9m (16'6" x 9'6")

Of sealed unit double glazed uPVC frame construction on brick walls with polycarbonate roof. Having french doors to garden, radiator and ceiling fan/light fitting.

BEDROOM ONE

3.68m x 3.53m (12'1" x 11'7")

Having bay window to front elevation, coved ceiling, radiator and built-in wardrobes to one wall with drawers & shelving.

BEDROOM TWO

3.48m x 2.9m (11'5" x 9'6")

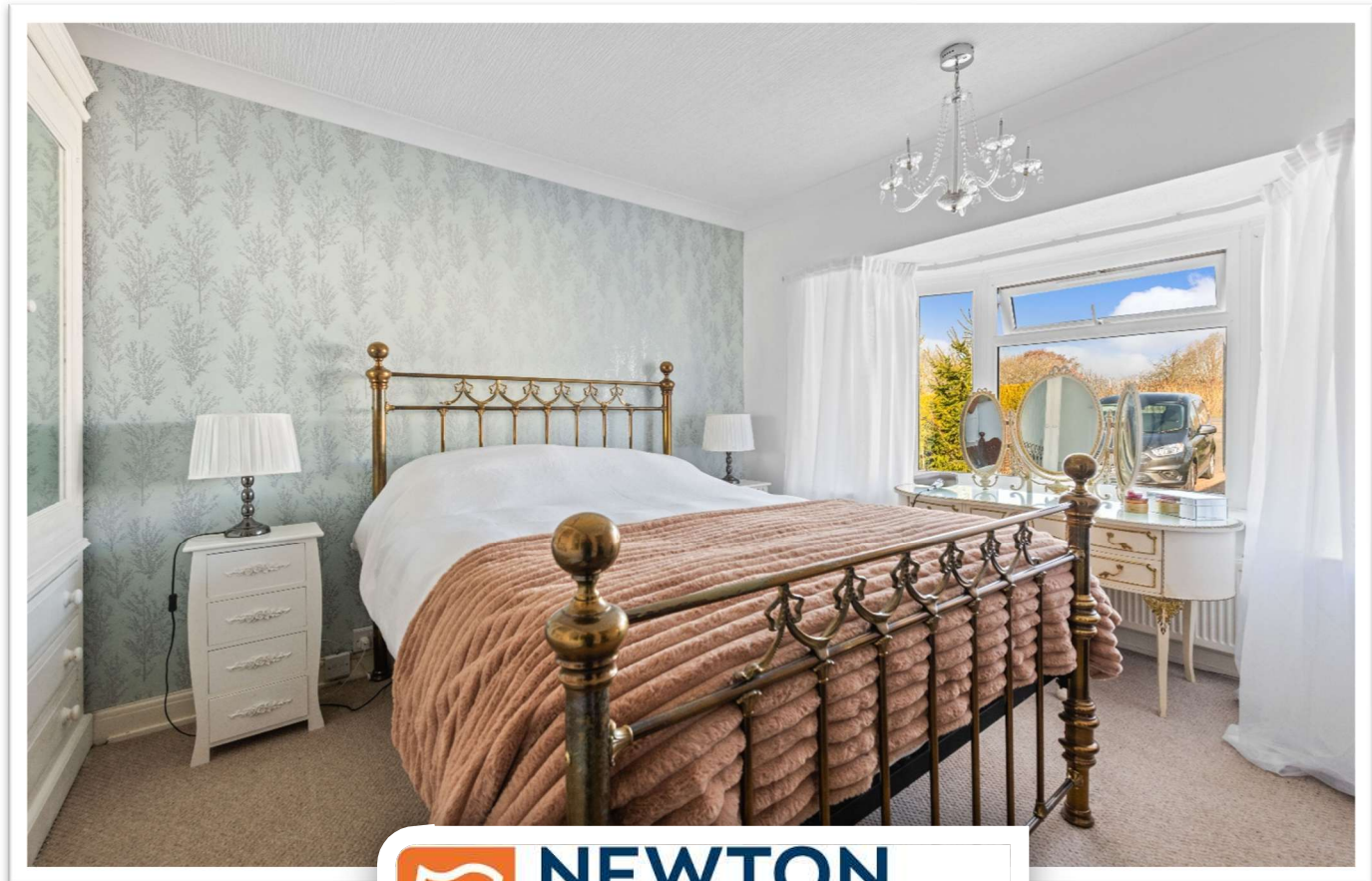
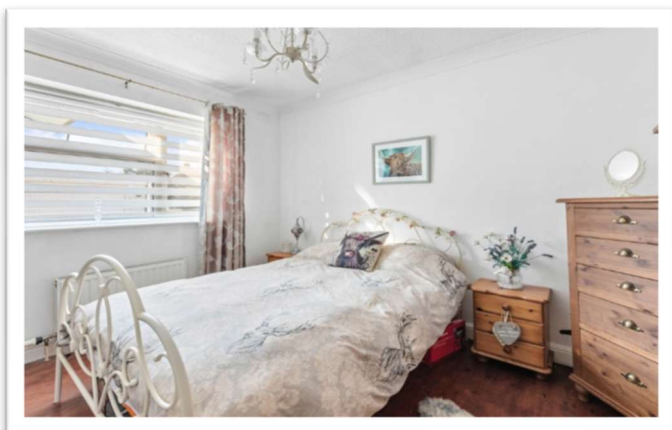
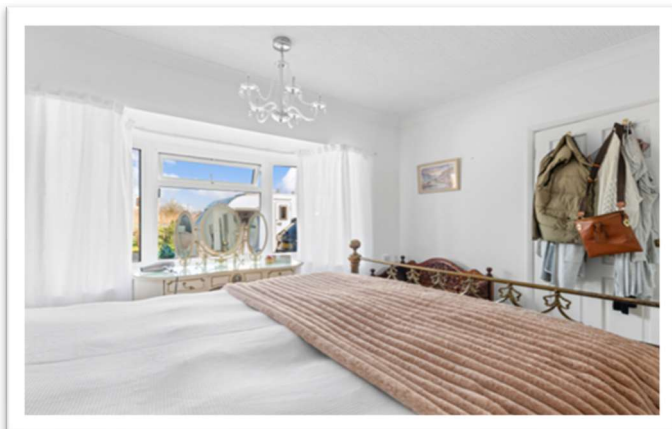
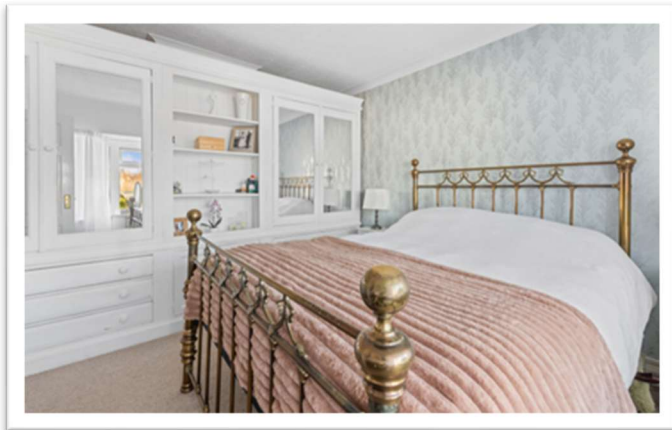
Having window to rear elevation, coved ceiling, radiator and wood effect flooring.

BATHROOM

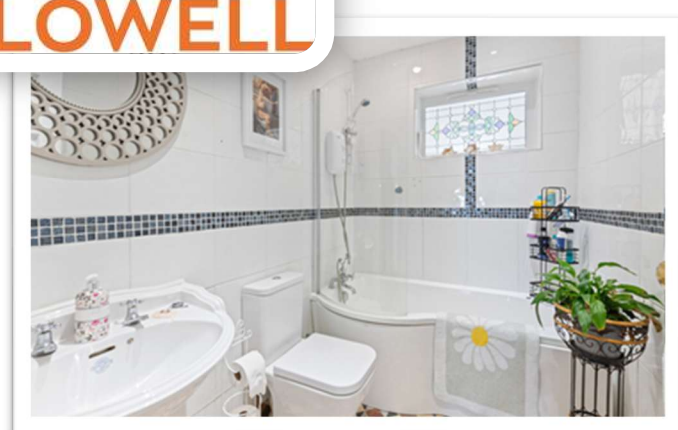
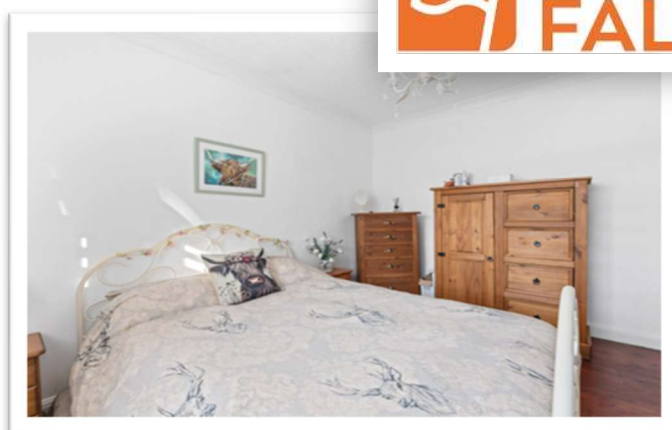
Having window to rear elevation overlooking the conservatory, inset ceiling spotlights, chrome heated towel rail, tiled walls and tile effect flooring. Fitted with a white suite comprising: shaped bath with electric shower fitting & anti-splash screen over, close coupled WC and pedestal hand basin.

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EXTERIOR

To the front of the property there is a shaped lawn with borders. A block paved driveway with a turning area provides off-road parking & hardstanding and extends to the side of the property where there is gated access to the:

GARAGE

6.05m x 3.02m (19'10" x 9'11")

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

REAR GARDEN

Being enclosed and having a large paved patio, lawned garden with borders and greenhouse.

THE PLOT

The property occupies a good sized plot of approximately 0.18 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 and the property has triple glazing to the front with the remainder being double glazed. The current council tax is band B.

We are advised that the property had a new roof in March 2024.

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.





Floorplan



Total area: approx. 96.4 sq. metres (1037.3 sq. feet)



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