



2 Council House, Gauntlet Road, Bicker, Boston, PE20 3AX



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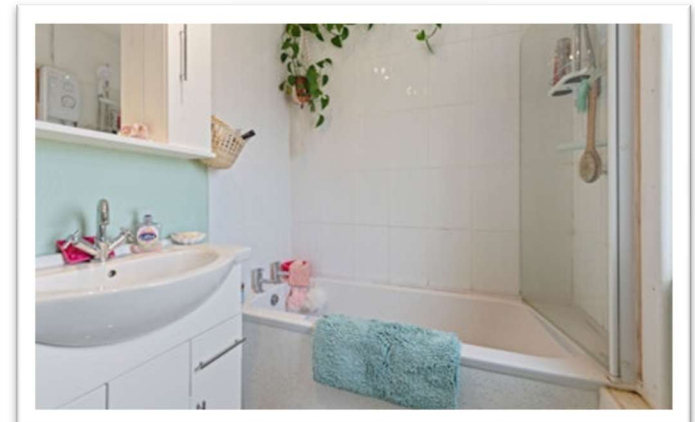
Freehold

£169,950



## Key Features

- Mid terrace two bedroom house
- Lounge & dining kitchen
- Bathroom & utility
- Off-road parking to front
- Enclosed rear garden
- Plot approx. 0.24 acre (STS)
- Open views to front & rear
- EPC rating D





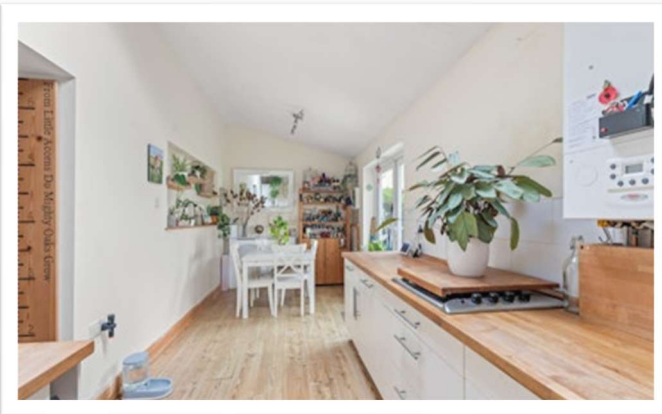
A mid terrace house on a plot of approximately 0.24 acre, subject to survey, in a village location with open views to the front & rear. Having well presented accommodation comprising: entrance hall, lounge, bathroom, inner hall, dining kitchen and utility to ground floor. Two bedrooms to first floor. Outside the property has off-road parking to the front and an enclosed garden to the rear. The property benefits from gas central heating and double glazing.

#### ACCOMMODATION

Part glazed front entrance door through to the:

#### INNER HALL

Having understairs storage cupboard.



#### ENTRANCE HALL

Having staircase rising to first floor.

#### DINING KITCHEN

7.25m x 2.4m (23'10" x 7'11")

Having window & french doors to rear elevation, roof window, radiator and wood effect flooring. Fitted with a range of base units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer & mixer tap and gas hob inset to work surface, cupboards, drawers, kickboard heater and space for slimline dishwasher under, gas fired boiler providing for both domestic hot water & heating over. Further work surface with cupboard, drawers & tray recess under, tall unit to side housing integrated electric oven with drawers under, cupboard over and further tall unit to side.

#### LOUNGE

4.2m x 3.6m (13'10" x 11'10")

Having window to front elevation, coved ceiling, radiator, dado rail, wood effect flooring and fireplace with marble back & hearth, inset electric fire and marble surround.

#### BATHROOM

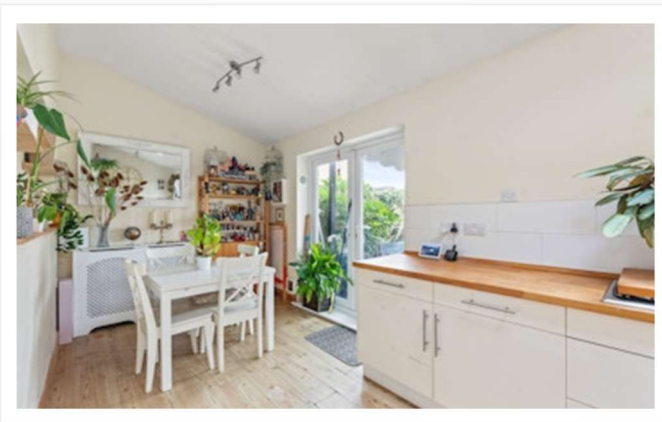
2.45m x 1.6m (8'0" x 5'2")

Having window to front elevation, heated towel rail, tiled splashbacks and tiled floor. Fitted with a suite comprising: panelled bath with electric shower fitting & anti-splash screen over, close coupled WC and hand basin inset to vanity unit with cupboards & drawers under.

#### UTILITY

2.5m x 2.45m (8'2" x 8'0")

(max) Having tiled floor and work surface.



### FIRST FLOOR LANDING

Having window to rear elevation

### BEDROOM ONE

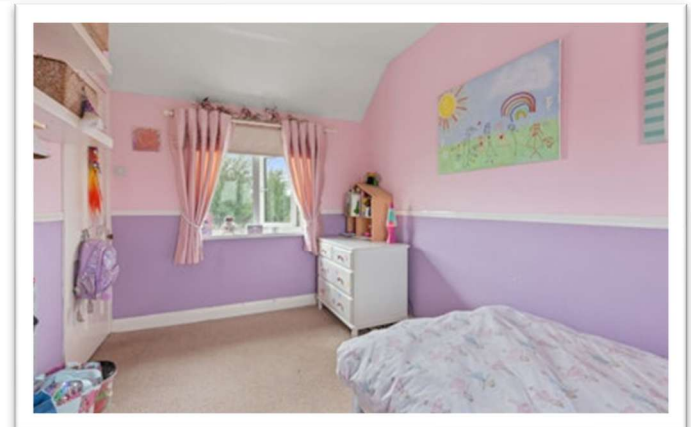
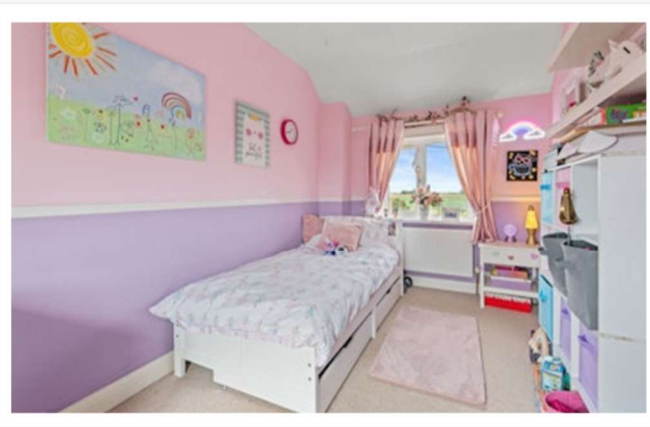
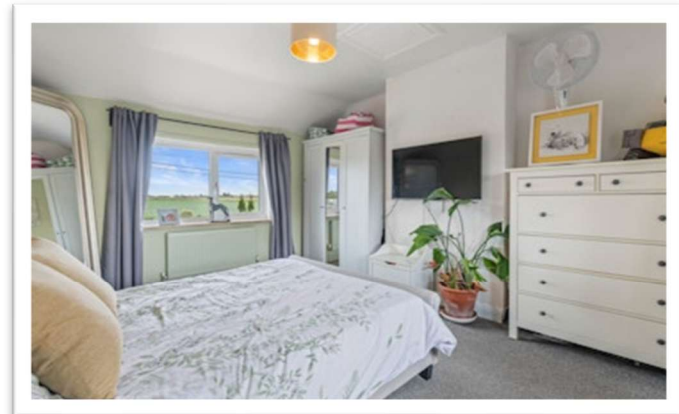
4.3m x 3.6m (14'1" x 11'10")

Having windows to front & rear elevations, radiator and access to roof space.

### BEDROOM TWO

4.3m x 2.45m (14'1" x 8'0")

Having windows to front & rear elevations, radiator, dado rail and built-in cupboard.



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### EXTERIOR

To the front of the property there is a gravelled area which provides off-road parking and a paved area.

### REAR GARDEN

Being enclosed and laid to lawn with borders. Having a paved seating area, garden shed and greenhouse.

### THE PLOT

The property occupies a plot of approximately 0.24 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 A.

### VIEWING

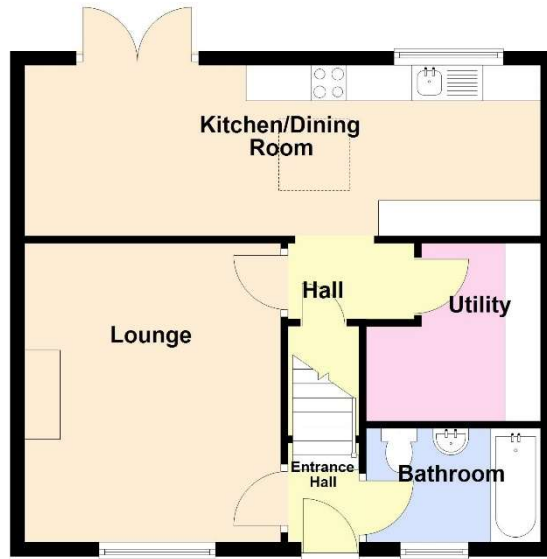
By appointment with Newton Fallowell - telephone 01205 353100.

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### Ground Floor

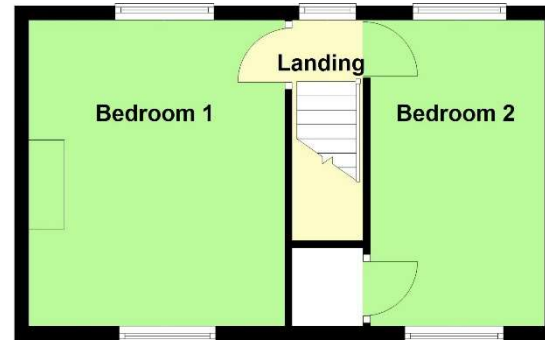
Approx. 48.6 sq. metres (522.9 sq. feet)



### Floorplan

### First Floor

Approx. 31.2 sq. metres (335.6 sq. feet)



Total area: approx. 79.8 sq. metres (858.4 sq. feet)



*View to front & rear*



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#### AGENT'S NOTES

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