



42 Lindis Road, Boston, PE21 9RT



Freehold

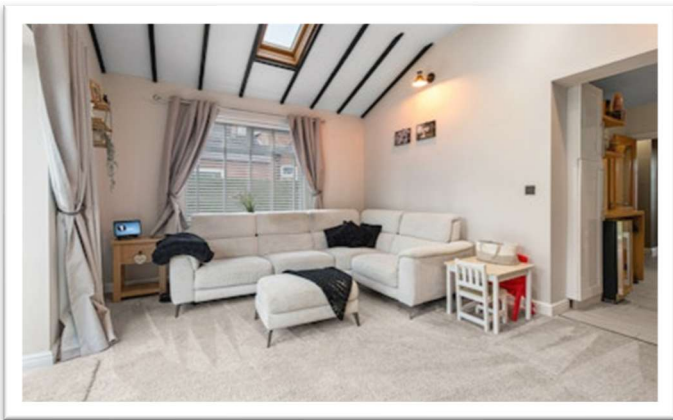
£239,950



Key Features

- Detached bungalow
- Three bedrooms
- Lounge & kitchen
- En-suite & bathroom
- Off-road parking to front
- Enclosed rear garden
- Gas central heating & double glazing
- EPC rating D

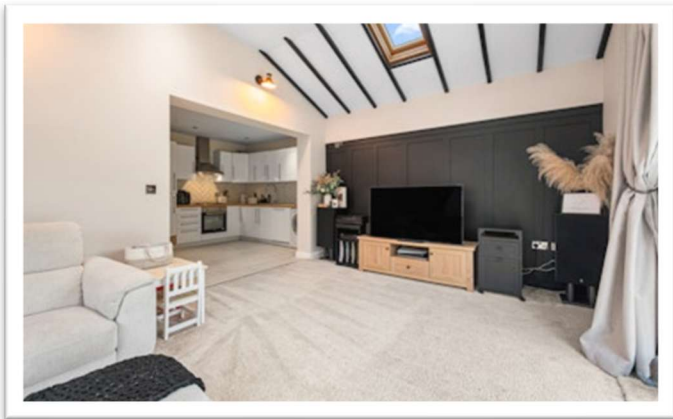




A spacious and well-presented extended detached bungalow, set on a generous plot in a sought-after non-estate location, close to local amenities and a primary school.

The accommodation includes an entrance hall, a well-equipped fitted kitchen and a bright lounge with a vaulted ceiling. The master bedroom benefits from its own en-suite, while two further bedrooms are served by a family bathroom.

Outside, the property offers ample off-road parking to the front, with a private enclosed garden to the rear, ideal for relaxation or family use. Additional benefits include gas central heating and double glazing throughout.



ACCOMMODATION

Part glazed entrance door through to the:

ENTRANCE HALL

Having coved ceiling, radiator, tiled floor, smoke alarm and access to roof space with drop down ladder.

KITCHEN

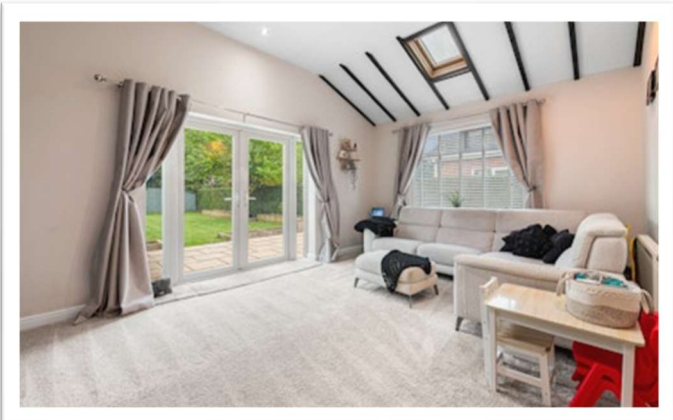
3.63m x 3m (11'11" x 9'10")

Having, inset ceiling spotlights, radiator and tiled floor. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl composite sink with drainer & mixer tap inset to work surface, cupboards, integrated dishwasher, space & plumbing for automatic washing machine under, cupboards & cupboard housing gas fired boiler providing for both domestic hot water & heating over. Work surface return with inset gas hob, integrated electric oven, cupboard & drawers under, cupboards & stainless steel extractor over, tall unit to side housing integrated fridge & freezer. Opening to the:

LOUNGE

5.51m x 3.65m (18'1" x 12'0")

Having vaulted ceiling with two Velux rooflights, window to side, french doors with side screens to rear elevation and radiator.





MASTER BEDROOM

3.58m x 3.01m (11'8" x 9'11")

Having bay window to front elevation, coved ceiling and radiator.

EN-SUITE

Having inset ceiling spotlights, heated towel rail, tiled floor, extractor, shower enclosure with mixer shower fitting, vanity hand basin and close coupled WC.

BEDROOM TWO

3.6m x 3.03m (11'10" x 9'11")

Having window to front elevation, coved ceiling and radiator.



BEDROOM THREE

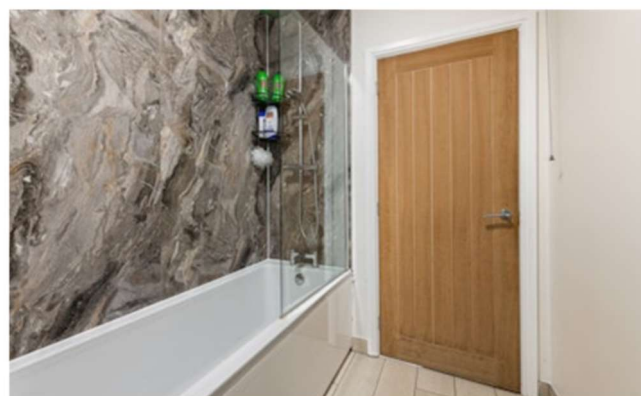
3.32m x 3.01m (10'11" x 9'11")

Having window to side elevation, coved ceiling and radiator.



BATHROOM

Having window to side elevation, heated towel rail, extractor and tiled floor. Re-fitted with a suite comprising: panelled bath with shower fitting over, pedestal hand basin and close coupled WC.



EXTERIOR

To the front of the property there is a gravelled driveway providing off-road parking.

REAR GARDEN

Being enclosed with side access. Laid to lawn with raised planters and having a paved patio and garden shed with light and power.

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 C.

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

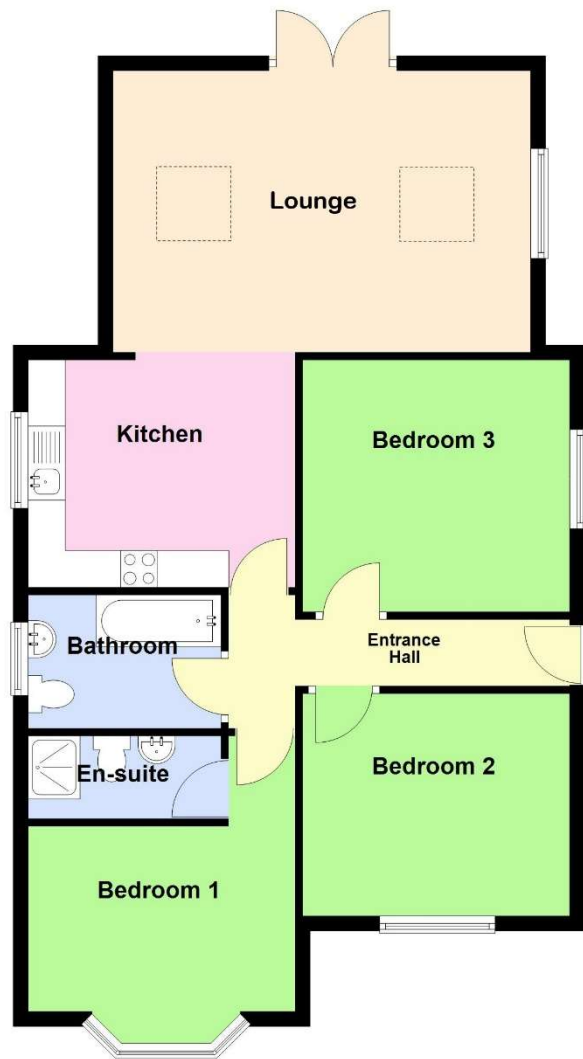
AGENT'S NOTES

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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. 81.1 sq. metres (873.1 sq. feet)



 **NEWTONFALLOWELL**

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