



1 North Row, Main Road, New Bolingbroke, PE22 7LN



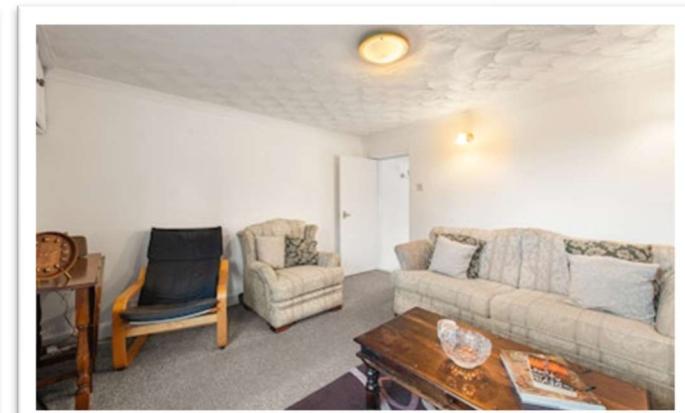
Freehold

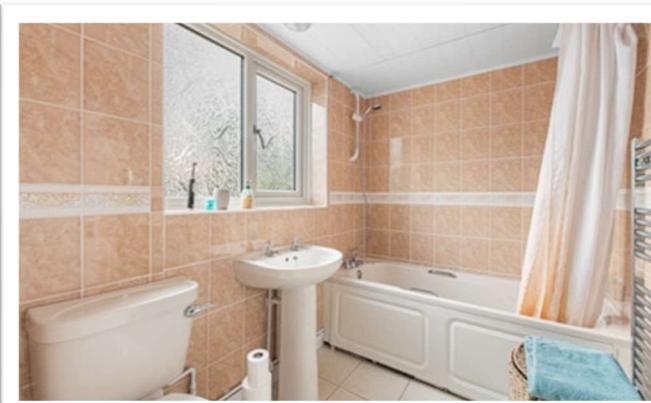
Offers in excess of £180,000



Key Features

- End terrace house
- Three bedrooms
- Lounge & dining room
- Kitchen & bathroom
- Off-road parking & garage
- Good size rear garden
- Open view to rear
- EPC rating F





Set in a sought-after village at the foot of the picturesque Lincolnshire Wolds, this delightful end-terrace house combines comfortable living with a beautiful rural setting. Enjoy far-reaching open views from the rear garden and the convenience of village life, all while being within easy reach of local amenities.

The accommodation briefly comprises: entrance hall, dining room, lounge with a feature multi-fuel burner, fitted kitchen and ground-floor bathroom. Upstairs offers three bedrooms, ideal for families or those seeking extra space for guests or a home office.

Outside, the property boasts a lawned front garden, off-road parking and a garage. To the rear, a generous garden provides the perfect space for entertaining, gardening or simply relaxing while taking in the open countryside views. A large shed/store offers further practical storage.

This is a wonderful opportunity to enjoy village living with all the comforts of a family home, in a location that blends charm, convenience and natural beauty.

ACCOMMODATION

Part glazed rear entrance door through to the:

ENTRANCE HALL

Having radiator and tiled floor.

DINING ROOM

3.51m x 2.41m (11'6" x 7'11")

Having bow window to rear elevation, radiator, tiled floor, understairs storage cupboard and staircase rising to first floor.

LOUNGE

4.36m x 3.53m (14'4" x 11'7")

Having bow window to front elevation, coved ceiling, radiator and brick-built fireplace with tiled hearth and inset multi-fuel burner.

KITCHEN

3.63m x 3.59m (11'11" x 11'10")

Having windows to front & side elevations and tiled floor. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards, space & plumbing for automatic washing machine under, glazed display units over. Work surface return with space for electric cooker, cupboards & drawer under, cupboard & stainless steel extractor over. Further work surface return with cupboards under, cupboard over. Further work surface return with cupboards & drawer under, glazed display units, drawers & wine racks over.

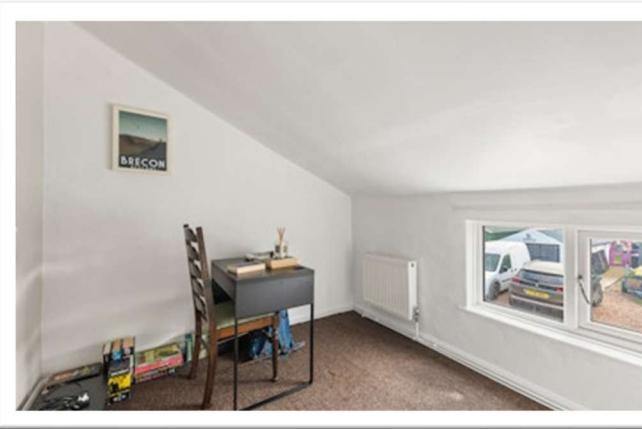


NEWTONFALLOWELL



NEWTONFALLOWELL





BATHROOM

Having window to rear elevation, heated towel rail, tiled walls, tiled floor, panelled bath with mixer tap & shower attachment, close coupled WC and pedestal hand basin.

FIRST FLOOR LANDING

Having LPG fired combination boiler providing for both domestic hot water & heating.

BEDROOM ONE

3.64m x 3.62m (11'11" x 11'11")

Having windows to front & side elevations, radiator, access to roof space and large walk-in wardrobe/cupboard.

BEDROOM TWO

4.47m x 3.61m (14'8" x 11'10")

Having window to front elevation, radiator and access to roof space.

BEDROOM THREE

(part restricted head height) Having window to rear elevation, radiator and storage cupboard.

EXTERIOR

To the front of the property there is a lawned garden with borders. A shared driveway to the side gives access to the:

REAR GARDEN

Having a gravelled parking area, sectional garage with double doors (of asbestos construction and currently used for storage), paved patio, large shed/store and a lawned garden beyond.

SERVICES

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



View to rear



NEWTONFALLOWELL



 **NEWTONFALLOWELL**

Floorplan

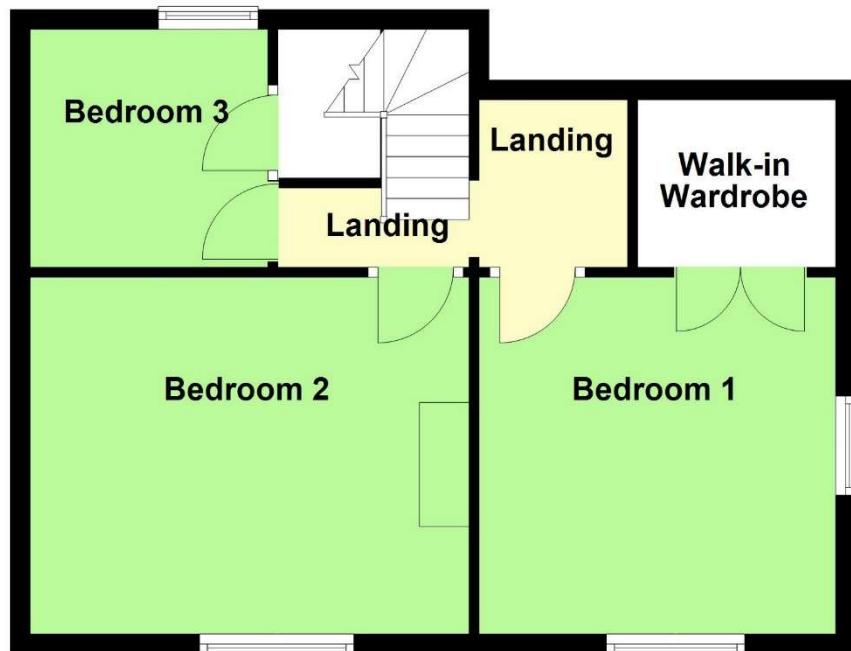
Ground Floor

Approx. 47.1 sq. metres (507.2 sq. feet)



First Floor

Approx. 47.0 sq. metres (505.7 sq. feet)



Total area: approx. 94.1 sq. metres (1012.9 sq. feet)



Newton Fallowell Boston (Sales)

01205 353100

boston@newtonfallowell.co.uk

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.