



1 Rosebery Avenue, Boston, PE21 7QF

 3  2  1

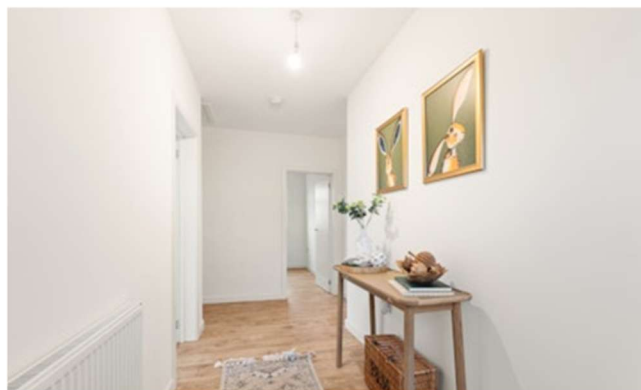
Freehold

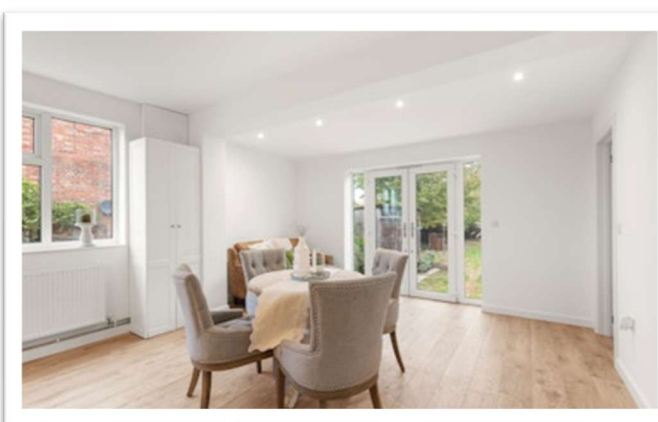
£279,950



## Key Features

- Recently renovated detached bungalow
- Three bedrooms
- Open plan kitchen/dining/living
- Snug & bathroom
- Master bedroom with en-suite
- Driveway & garage
- Plot approx. 0.17 acre (STS)
- NO CHAIN
- EPC rating C





A beautifully refurbished detached bungalow, set on a generous plot within a sought-after residential area just off Sleaford Road. Recently renovated to an exceptional standard, this stylish home offers flexible and versatile living space to suit a variety of lifestyles.

The accommodation includes: welcoming entrance hall, impressive open-plan kitchen/living/dining area with adjoining snug, utility room, modern family bathroom, versatile lounge/bedroom, master bedroom with en-suite and an additional bedroom. A loft room offers excellent potential for conversion (subject to planning permission).

Outside, the property boasts an attractive front garden, driveway with ample off-road parking, garage with useful attached store and a generous lawned rear garden, perfect for outdoor living. Further benefits include gas central heating, double glazing and NO ONWARD CHAIN.

#### ACCOMMODATION

Part glazed side entrance door through to the:

#### ENTRANCE HALL

Having radiator, smoke alarm, laminate flooring and access to roof space with drop-down ladder.

#### OPEN PLAN KITCHEN/LIVING/DINING

7.02m x 4.47m (23'0" x 14'8")

Forming two areas comprising:

#### KITCHEN AREA

Having window to side elevation, inset ceiling spotlights and laminate flooring. Fitted with a range of units with work surfaces & upstands comprising: 1 1/4 bowl ceramic sink with drainer & mixer tap inset to work surface, cupboards & integrated dishwasher under, tall unit to side housing integrated fridge & freezer. Work surface return with inset electric hob, drawers & wine rack under, stainless steel extractor over. Further work surface forming island unit with cupboards under and breakfast bar to one side.

Double doors to the snug and open to the:

#### LIVING/DINING AREA

Having french doors to rear elevation & garden, inset ceiling spotlights, radiator, continuation of laminate flooring and cupboard housing gas fired combination boiler providing for both domestic hot water & heating.





### SNUG

3.38m x 3.35m (11'1" x 11'0")

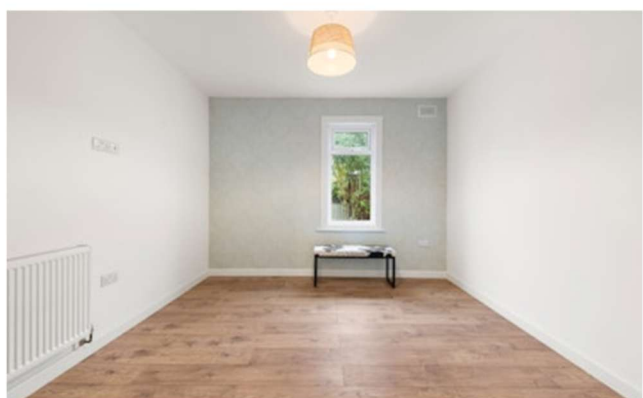
Having window to side elevation, radiator and laminate flooring.

### UTILITY

Having window to rear elevation, part glazed door to side elevation, radiator, laminate flooring, work surface with cupboards, space & plumbing for automatic washing machine & tumble dryer under, cupboard over.

### BATHROOM

Having window to side elevation, heated towel rail, extractor, tile effect flooring, panelled bath with mixer tap & shower attachment, close coupled WC and hand basin inset to vanity unit with cupboard under.



#### LOUNGE/BEDROOM

4.87m x 3.71m (16'0" x 12'2")

(max) Having bay window to front elevation and radiator.

#### MASTER BEDROOM

4.25m x 4.07m (13'11" x 13'5")

(max) Having window to front elevation and radiator.

#### EN-SUITE

Having extractor, tile effect flooring, fully tiled shower enclosure with mixer shower fitting, close coupled WC and hand basin inset to vanity unit with cupboard under.

#### BEDROOM TWO

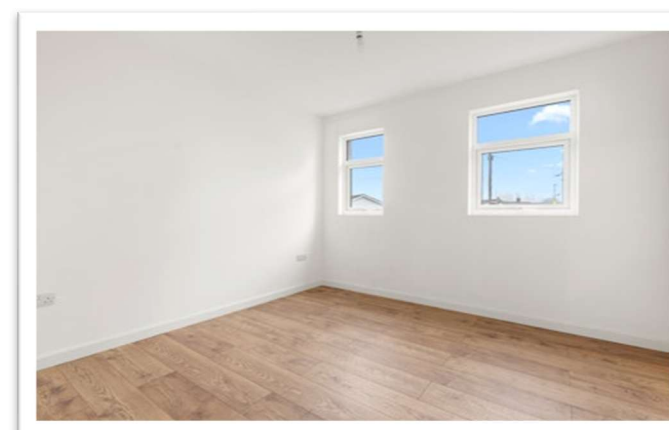
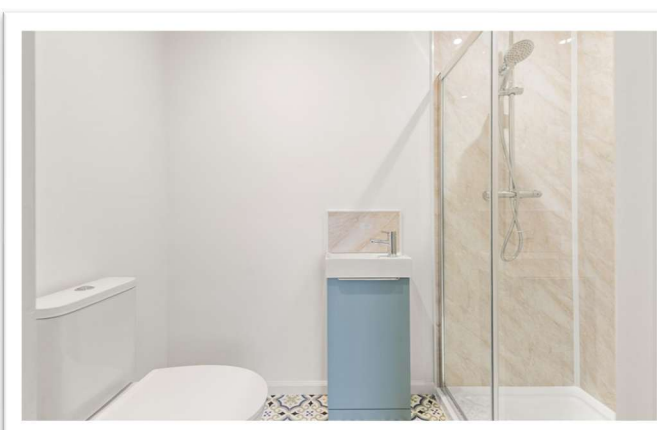
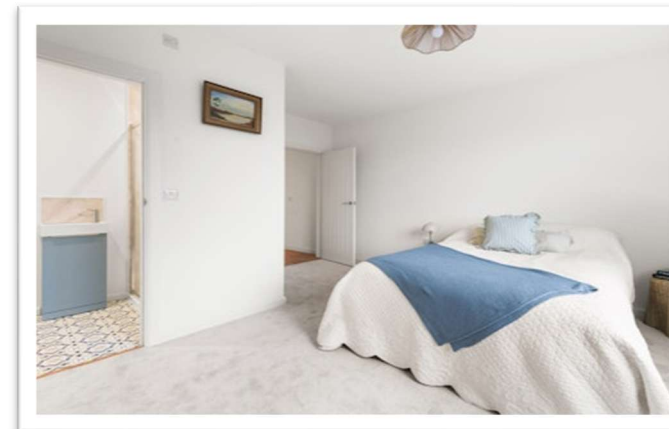
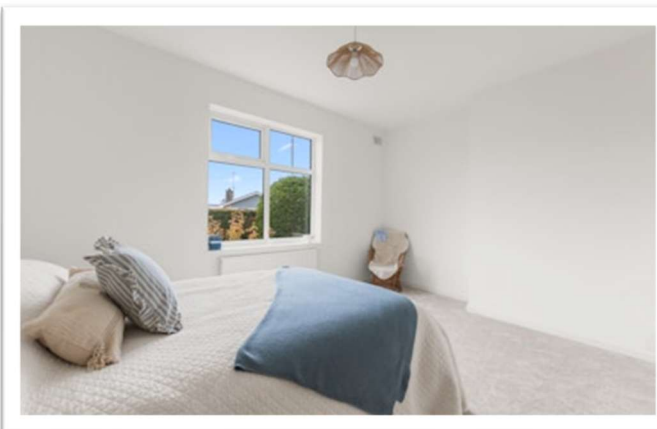
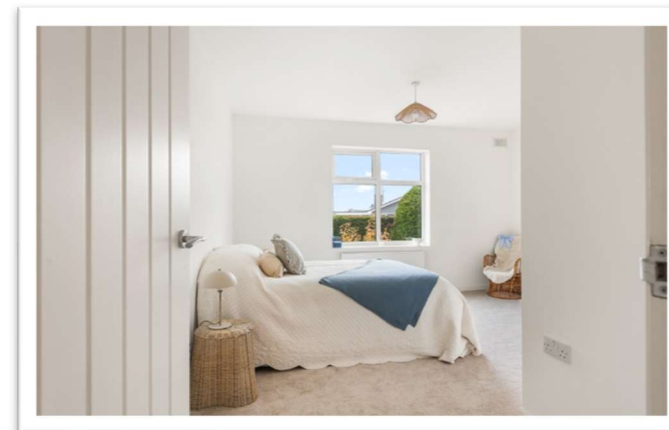
3.18m x 2.9m (10'5" x 9'6")

Having two windows to side elevation, radiator and laminate flooring.

#### LOFT ROOM

6.08m x 3.61m (19'11" x 11'10")

(inc. dormer) Having dormer window, offering ample storage and potential for conversion into further living accommodation subject to any necessary planning permission.



### EXTERIOR

To the front of the property there is a driveway providing off-road parking which leads to the:

### GARAGE

Having up-and-over door and having an attached store to the rear.

### REAR GARDEN

Being enclosed and majority laid to lawn with a garden shed.

### THE PLOT

The property occupies a plot of approximately 0.17 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 current council tax is band C.



## Floorplan



Total area: approx. 145.3 sq. metres (1564.2 sq. feet)

### VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

### AGENT'S NOTES

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £66(incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

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.



Newton Fallowell Boston (Sales)

01205 353100

[boston@newtonfallowell.co.uk](mailto:boston@newtonfallowell.co.uk)