



86a Willoughby Road, Boston, PE21 9HN



Freehold

£170,000



Key Features

- Detached bungalow
- In need of updating
- Two bedrooms
- Lounge, kitchen & shower room
- Off-road parking & garage
- Enclosed rear garden
- EPC rating D
- NO CHAIN





Set in a sought-after location overlooking the scenic Maud Foster Waterway, this detached bungalow offers excellent potential for modernisation. The accommodation includes an entrance hall, spacious lounge, kitchen, two bedrooms and a shower room. Outside, there is ample off-road parking, a garage and an enclosed rear garden. The property also benefits from gas central heating, double glazing and is offered with no onward chain.

ACCOMMODATION

Glazed entrance door with side screen through to the:

ENTRANCE HALL

Having coved ceiling, radiator, wood effect flooring and access to roof space.

LOUNGE

5.5m x 3.69m (18'0" x 12'1")

Having windows to front & both side elevations, coved ceiling, two radiators and fireplace with living flame style fire.

KITCHEN

3.64m x 3.32m (11'11" x 10'11")

Having window to rear elevation, window & part glazed door to side elevation, radiator and tiled floor. Stainless steel sink inset to work surface with cupboard & drawers under, space for electric cooker to side. Work surface return with cupboards under, cupboards over. Further work surface with cupboard under, cupboard to side, gas fired boiler providing for both domestic hot water & heating over.

BEDROOM ONE

3.66m x 3.36m (12'0" x 11'0")

Having window to front elevation, coved ceiling, radiator and built-in wardrobes with overhead cupboards to either side of double bed space.

BEDROOM TWO

4.22m x 3.04m (13'10" x 10'0")

(max into bay) Having bay window to rear elevation, coved ceiling and radiator.

SHOWER ROOM

Having window to rear elevation, radiator, tiled floor, tiled splashbacks, shower enclosure with mixer shower fitting, close coupled WC and hand basin.



EXTERIOR

To the front of the property there is a pressed concrete area providing ample off-road parking enclosed by wrought iron railings with vehicular entrance gates. There is also a shaped lawn and access to the:

GARAGE

5.73m x 2.76m (18'10" x 9'1")

Having electric roller door, window & part glazed door to rear garden, light and power.

REAR GARDEN

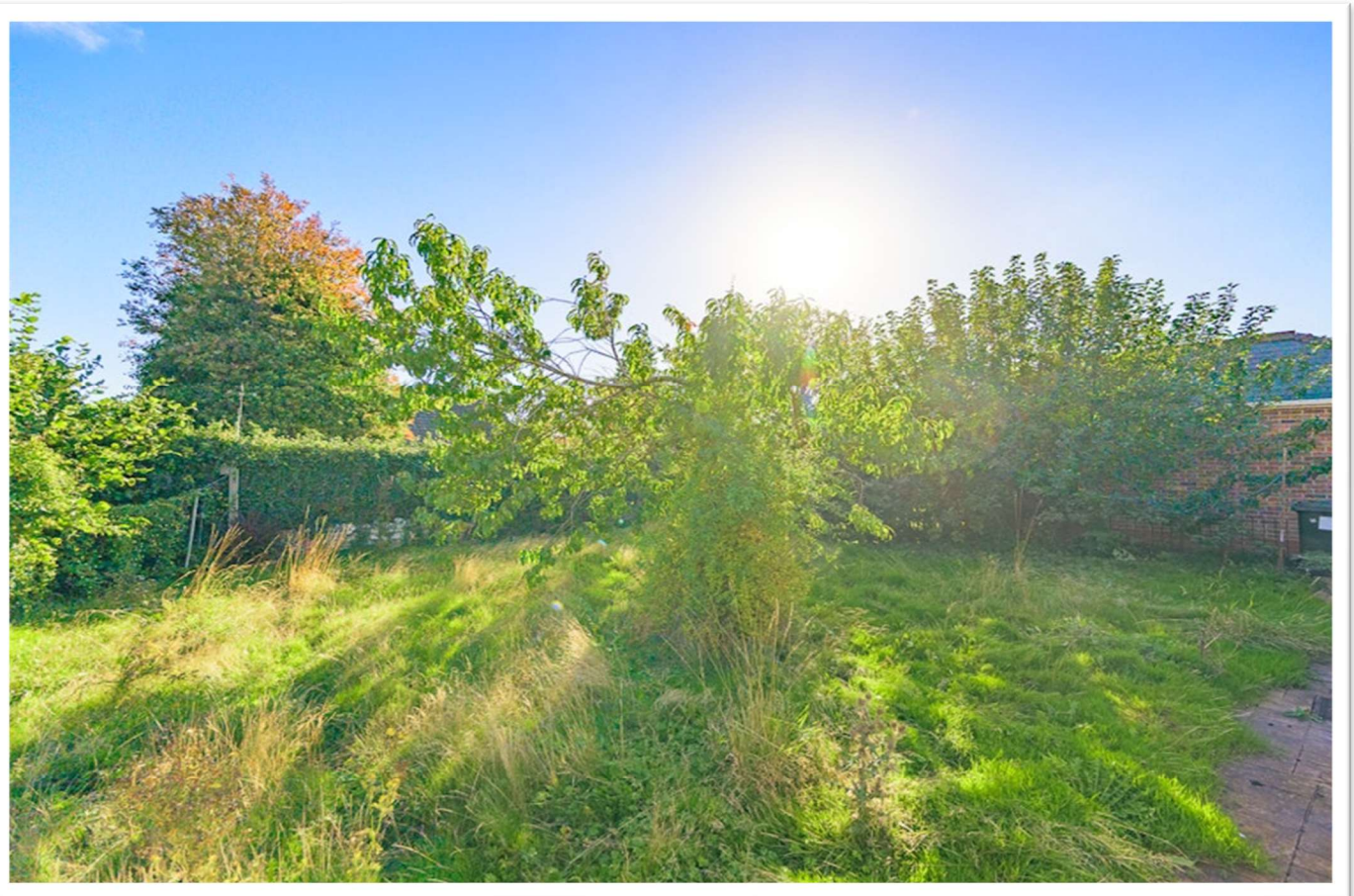
Being enclosed and laid to lawn with a pressed concrete patio area.

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.



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Floorplan



Total area: approx. 72.6 sq. metres (781.0 sq. feet)



 **NEWTONFALLOWELL**

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