



Givendale, Main Road, Brothertoft, Boston, PE20 3SN



2



1



2

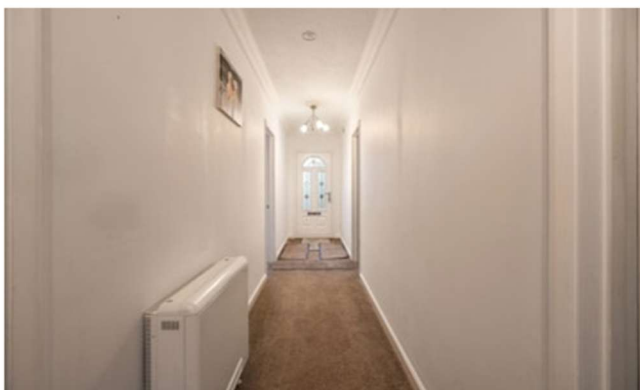
Freehold

£250,000



Key Features

- Detached bungalow
- Two double bedrooms
- Lounge & dining room/bedroom three
- Kitchen, conservatory & bathroom
- Driveway, garages, car port & gardens
- Plot approx. 0.30 acre (STS)
- EPC rating D





This detached bungalow presents a well-proportioned residence, situated upon a plot of approximately 0.30 acre (subject to survey), offering notable privacy with no immediate neighbours and open views to both the front and rear. The property provides a generous configuration, comprising two double bedrooms, a lounge and a dining room which could be utilised as a further bedroom, affording versatile accommodation suitable for a range of requirements. The kitchen, conservatory and bathroom ensure comfortable day-to-day living, further complemented by electric heating throughout the bungalow.

Externally, the property features a private garden, driveway, garages & car port, allowing for convenient and secure vehicle access as well as a tranquil setting for outdoor enjoyment. The property is offered on a freehold basis, providing a desirable long-term tenure for prospective purchasers.

ACCOMMODATION

Part glazed front entrance door through to the:

ENTRANCE HALL

Having coved ceiling, electric heater, smoke alarm, access to roof space and airing cupboard housing hot water cylinder with shelving.

LOUNGE

4.12m x 3.49m (13'6" x 11'6")

(max into bay) Having bay window to front elevation, further window to side, coved ceiling, electric heater and fireplace with wooden surround.

DINING ROOM/BEDROOM THREE

3.49m x 3.41m (11'6" x 11'2")

Having french doors to side elevation, coved ceiling and electric heater.

KITCHEN

4.84m x 3.48m (15'11" x 11'5")

(max) Having windows to rear elevation overlooking the conservatory, coved ceiling and wood effect flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: double bowl composite sink with drainer & mixer tap inset to work surface, cupboards, space & plumbing for automatic washing machine and further appliance spaces under, cupboard over. Work surface return with glazed display units over. Further work surface with inset electric hob, cupboards, drawers & open-ended shelving under, cupboard & shelving over. Tall unit to side housing integrated electric oven with cupboards under & over. Further work surface to side with wine rack under.

CONSERVATORY

4.77m x 2.96m (15'7" x 9'8")

Of sealed unit double glazed UPVC frame construction with polycarbonate roof. Having french doors to rear garden and tiled floor.



BEDROOM ONE

3.49m x 3.42m (11'6" x 11'2")

Having window to front elevation, coved ceiling and electric heater.

BEDROOM TWO

3.48m x 2.95m (11'5" x 9'8")

Having window to side elevation, coved ceiling, electric heater and built-in double wardrobe.

BATHROOM

Having window to side elevation, coved ceiling, electric heated towel rail, tiled walls, panelled bath, shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.



EXTERIOR

The property is approached by a driveway which provides ample off-road parking leading to the:

GARAGE

Of brick construction with an up-and-over door, light & power. Attached to the garage there is a car port and there is a further garage of timber construction.

GARDENS

Being enclosed and having a gravelled area to the front, lawned area with borders to the side, paved patio to the other side and a further paved patio to the rear.



THE PLOT

The property occupies a plot of approximately 0.30 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 electricity and water connected. Drainage is to a cesspit. Heating is via electric heaters and the property is double glazed. The current council tax is band B. The property also has solar panels which are owned.

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

LOCAL AREA

Located in Brothertoft, north of Boston, this property benefits from an attractive rural outlook while maintaining reasonable access to the amenities and transport links available in the wider Boston area. The surrounding setting is characterised by open countryside, contributing to the peaceful nature of the location. Brothertoft is well-positioned for those seeking a balance between serene village life and the convenience of nearby town facilities.



Floorplan



Total area: approx. 92.3 sq. metres (993.7 sq. feet)

LIFETIME LEGAL

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.

lifetime legal

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.



Newton Fallowell Boston (Sales)

01205 353100

boston@newtonfallowell.co.uk