



Kinsale, Swineshead Road, Boston, PE21 7JG



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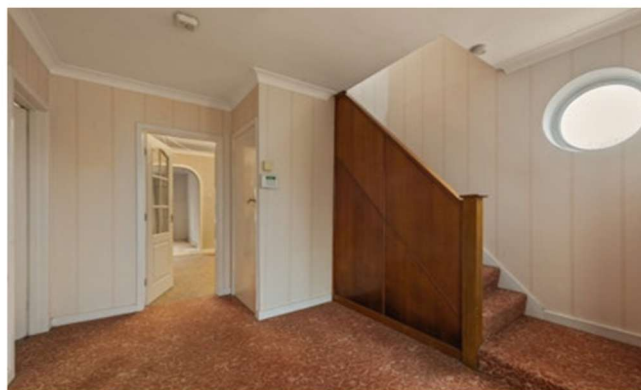
Freehold

£250,000



Key Features

- Detached house
- Four bedrooms
- Lounge, sitting room & dining room
- Kitchen, utility & garden room
- Cloakroom, shower room & bathroom
- Driveway, double garage & rear garden
- Plot approx. 0.56 acre (STS)
- EPC rating C – NO CHAIN





A substantial detached house on a plot of approximately 0.56 acre, subject to survey, in a convenient location off the A52 and with an open view to the rear.

The property is in need of updating and has over 2,200 square feet of accommodation comprising: porch, entrance hall, lounge, sitting room, dining room, kitchen with pantry off, inner hall with cloakroom, shower room & utility off, further porch and garden room to ground floor. Four bedrooms and bathroom to first floor.

Outside the property has ample off-road parking & hardstanding, a double garage and a large enclosed rear garden. The property benefits from gas central heating and double glazing. NO CHAIN



ACCOMMODATION

Part glazed front entrance entrance door with side screen through to the:

PORCH

With further part glazed door to the:

ENTRANCE HALL

Having circular window to side elevation, coved ceiling, radiator, understairs storage cupboard, further cupboard with window to front elevation and staircase rising to first floor.

LOUNGE

3.79m x 3.61m (12'5" x 11'10")

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

SITTING ROOM

4.24m x 3.64m (13'11" x 11'11")

Having window to side elevation, coved ceiling and gas fire on marble hearth. Archway to the:

DINING ROOM

5.49m x 3.04m (18'0" x 10'0")

Having french doors with side screens to rear elevation & garden, coved ceiling and electric heater.

KITCHEN

3.48m x 3.16m (11'5" x 10'5")

Having coved ceiling, radiator and walk-in pantry with window to front elevation. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: gas hob inset to work surface, integrated electric oven, cupboards & drawers under, cupboards over.

INNER HALL

Having store with window to side and gas fired boiler providing for both domestic hot water & heating.

CLOAKROOM

Having window to side elevation and low level WC.

SHOWER ROOM

Having tiled shower enclosure with electric shower fitting.





UTILITY

3.3m x 1.84m (10'10" x 6'0")

Having window to rear elevation, access to roof space, work surface with inset 1 1/4 bowl composite sink with drainer, cupboards under & over, space & plumbing for automatic washing machine.

FURTHER PORCH

Having sliding doors to front elevation and door to the:

GARDEN ROOM

5.47m x 2.26m (17'11" x 7'5")

Having sliding doors with windows to side to rear elevation and window to side elevation.

FIRST FLOOR LANDING

Having window to side elevation, coved ceiling, radiator, access to roof space and built-in cupboard with window to side.



BEDROOM ONE

3.79m x 3.63m (12'5" x 11'11")

Having window to front elevation, coved ceiling and radiator.

BEDROOM TWO

3.83m x 3.53m (12'7" x 11'7")

Having windows to front & side elevations, coved ceiling and radiator.

BEDROOM THREE

3.14m x 2.42m (10'4" x 7'11")

Having window to rear elevation.

BEDROOM FOUR

3.19m x 2.42m (10'6" x 7'11")

Having window to rear elevation.



BATHROOM

Having window to rear elevation, coved ceiling, radiator, built-in airing cupboard housing hot water cylinder with shelving, part tiled walls and tile effect flooring. Fitted with a suite comprising: panelled bath with electric shower fitting & anti-splash screen over, low level WC and pedestal hand basin.

EXTERIOR

To the front of the property there is a gravelled driveway providing ample off-road parking & hardstanding leading to the:

DOUBLE GARAGE

5.91m x 5.2m (19'5" x 17'1")

(max) Having sliding doors to front, windows to side, door to rear, light and power.

REAR GARDEN

Being enclosed and laid to lawn with a paved patio, garden sheds and greenhouse. (currently overgrown)

THE PLOT

The property occupies a plot of approximately 0.56 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 property is double glazed. The current council tax is band C.

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

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lifetime legal

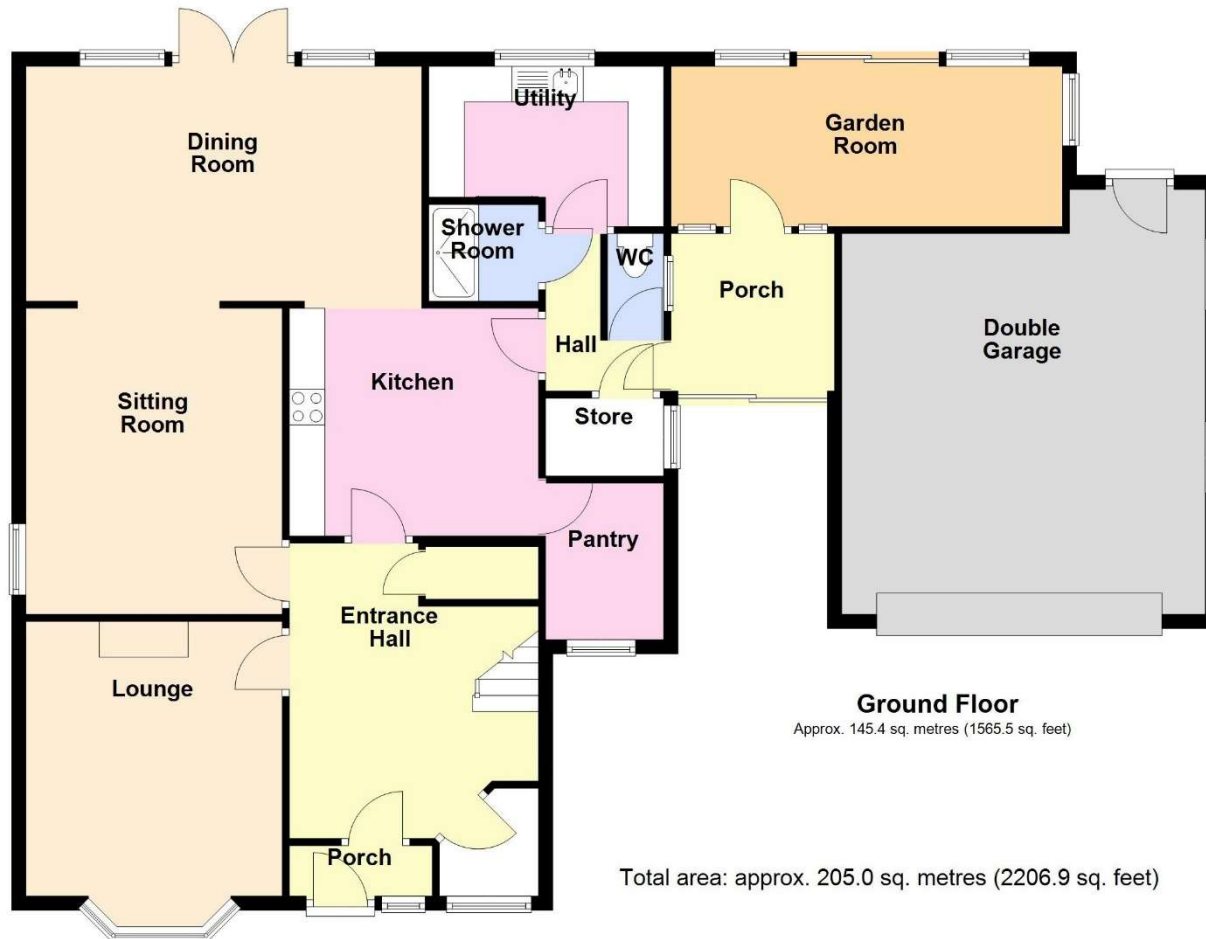




AGENT'S NOTES

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Floorplan



 **NEWTONFALLOWELL**

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