



Jonwen, Northlands Lane, Sibsey, Boston, PE22 0UD



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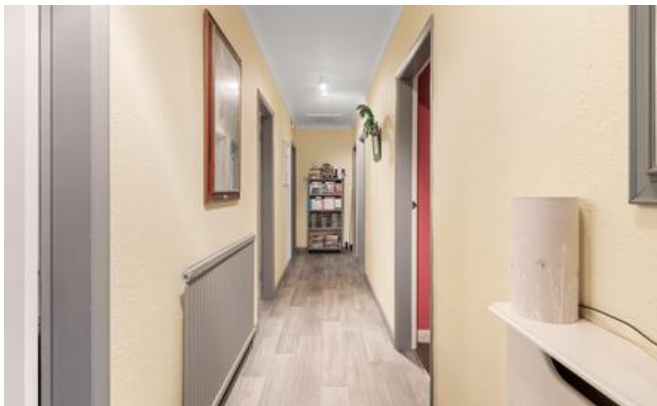
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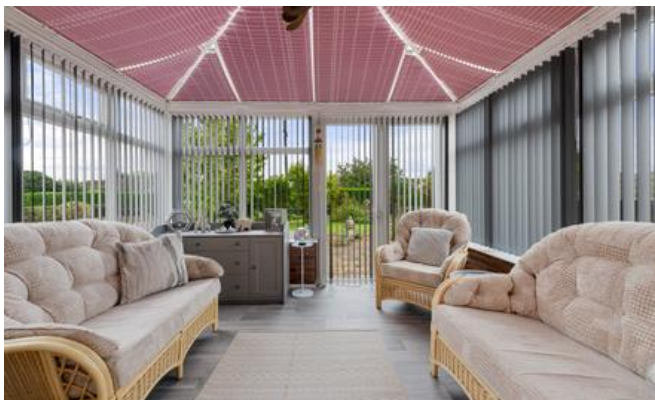
£229,950



Key Features

- Detached bungalow
- Three bedrooms
- Lounge & dining kitchen
- Conservatory & boot room
- Driveway & tandem garage
- Enclosed rear garden
- Plot approx. 0.20 acre (STS)
- EPC rating D





A detached bungalow in the popular village of Sibsey on a plot of approximately 0.20 acre, subject to survey. Having accommodation comprising: entrance hall, lounge, conservatory, dining kitchen with pantry off, boot room, three bedrooms and shower room. Outside the property has a front garden, a driveway providing off-road parking, a detached tandem garage and an enclosed rear garden. The property benefits from oil fired central heating and double glazing.

ACCOMMODATION

uPVC glazed side entrance door through to the:

ENTRANCE HALL

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

LOUNGE

4.47m x 4.19m (14.7ft x 13.7ft)

Having window to side elevation, radiator, wood effect flooring, television aerial connection point and feature brick-built fireplace with inset electric fire, slabbed hearth and plinths to either side. French doors to the:

CONSERVATORY

3.9m x 3.57m (12.8ft x 11.7ft)

Of sealed unit double glazed uPVC frame construction on brick walls with french doors to garden, fitted blinds and wood effect flooring.

DINING KITCHEN

4.66m x 3.99m (15.3ft x 13.1ft)

Having window overlooking the boot room, radiator and tile effect flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer inset to work surface, cupboards, space & plumbing for automatic washing machine under. Work surface return with drawers & shelving under. Further work surface with space for electric cooker, cupboards & drawers under, cupboards & cooker hood over, larder style unit to side. Further work surface with cupboards under, cupboards over and recess with oil fired boiler providing for both domestic hot water & heating. Pantry off with window to side.

BOOT ROOM

3.85m x 1.59m (12.6ft x 5.2ft)

Of sealed unit double glazed uPVC frame construction on brick walls with polycarbonate roof, door to front garden and radiator.







BEDROOM ONE

4.58m x 3.32m (15ft x 10.9ft)

Having window to side elevation, coved ceiling and radiator.

BEDROOM TWO

3.32m x 2.67m (10.9ft x 8.8ft)

Having window to rear elevation, coved ceiling, radiator and wood effect flooring.

BEDROOM THREE

3.32m x 2.87m (10.9ft x 9.4ft)

Having window to rear elevation, coved ceiling, radiator and wood effect flooring.

SHOWER ROOM

Having window to front elevation, heated towel rail, non-slip floor, mermaid board walls, airing cupboard housing hot water cylinder, walk-in shower enclosure with electric shower fitting, close coupled WC and hand basin.



EXTERIOR

To the front of the property there is a lawned garden with borders and a paved area to the front of the conservatory. A driveway provides off-road parking and leads to the:

DETACHED TANDEM GARAGE

9.46m x 3.99m (31ft x 13.1ft)

Of brick & tile construction and having electric up-and-over door, window to rear, light and power.

A wrought iron gate gives access to the side of the property which is concreted and has a further wrought iron gate to the:

REAR GARDEN

Being enclosed and laid to gravel with a paved area and oil storage tank. There is also a lawned area to the side of the garage.

THE PLOT

The property occupies a plot of approximately 0.20 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, water and drainage connected. Heating is via an oil fired boiler served by radiators and the property is double glazed. The current council tax is band B.

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.





 **NEWTON
FALLOWELL**



Floorplan



Total area: approx. 116.5 sq. metres (1253.6 sq. feet)



AGENT'S NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

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