



26 Castlegate

Gipsey Bridge, Boston, Lincolnshire PE22 7BS

£169,999
NO ONWARD CHAIN

BELL



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Gipsey Bridge, Boston, Lincolnshire PE22 7BS

Lincoln – 29 miles

Grantham – 32 miles with East Coast rail link to London

Boston – 5 miles

(Distances are approximate)

This three bedroom detached chalet bungalow is pleasantly situated in a cul-de-sac position in the village of Gipsey Bridge. The property benefits from a detached garage, enclosed rear garden and having the market town of Boston only a short drive away.



Accommodation

Entrance into the property is gained through a uPVC door into:

Reception Hall

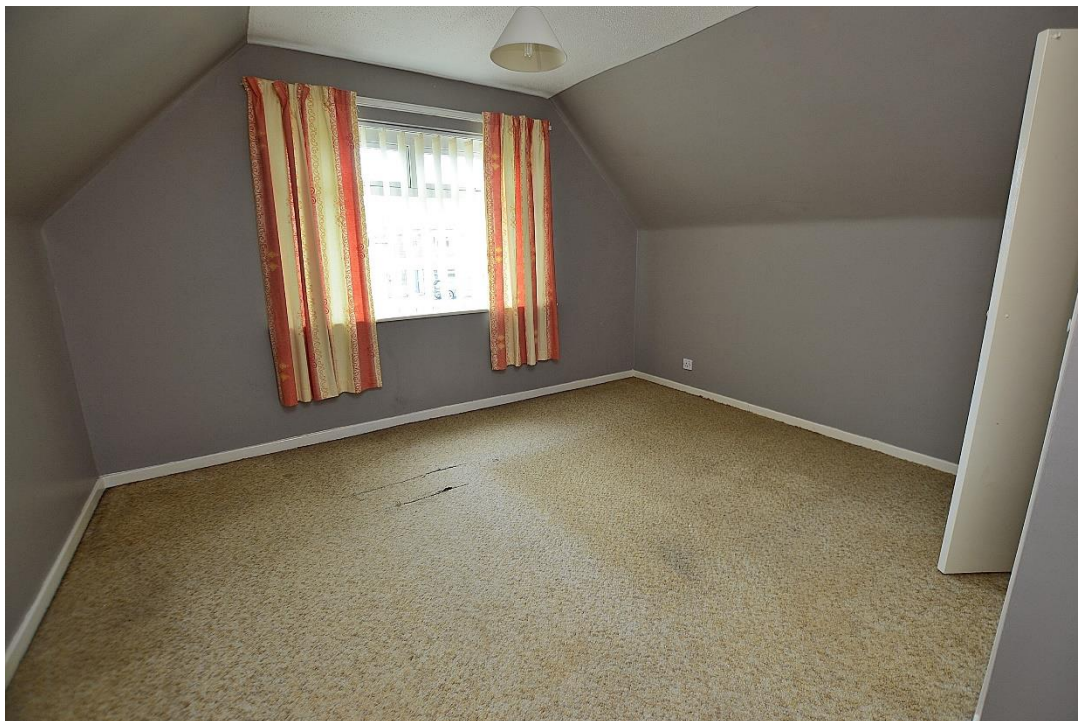
With staircase to the first floor and having electric night storage heater and doors to accommodation including:

Sitting/Dining Room 22' 6" x 12' 6" (6.85m x 3.81m)

With front aspect and having electric fire set to decorative surround, two night storage heaters, power points and door to:

Breakfast Kitchen 15' 0" x 7' 5" (4.57m x 2.26m) extending to 10' 6" (3.20m)

Overlooking the rear garden and having a range of fitted units comprising stainless steel sink drainer inset to work surface over base units including space and plumbing for washing machine. There is a slot in electric cooker, wall mounted cupboards above, night storage heater, power points, uPVC door to side of property and door returning to the reception hall.



Home Office/Bedroom 3 8' 8" x 6' 8" (2.64m x 2.03m)

Overlooking the rear garden and having power points.

Bathroom

With panelled bath having shower over and a pedestal wash hand basin. There is decorative wall tiling and electric wall mounted heater.

Separate WC

With a low-level WC.

First Floor

Landing

With built-in airing cupboard and door to:

Bedroom 1 12' 4" x 11' 7" (3.76m x 3.53m)

Overlooking the rear garden and having night storage heater and power points.

Bedroom 2 12' 4" x 11' 2" (3.76m x 3.40m)

With front aspect and having built-in double wardrobe and power points.

Outside

The property is approached over a driveway proving parking for several vehicles and leads to **Carport** (in need of repair) and **Garage**, with up and over door and service door to the rear. The remaining front garden is laid to grass. The enclosed rear garden is also laid to grass.

East Lindsey District Council

Tax band: B

EPC Rating: F

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Woodhall Spa Office.

19 Station Road, Woodhall Spa. LN10 6QL.

Tel: 01526 353333

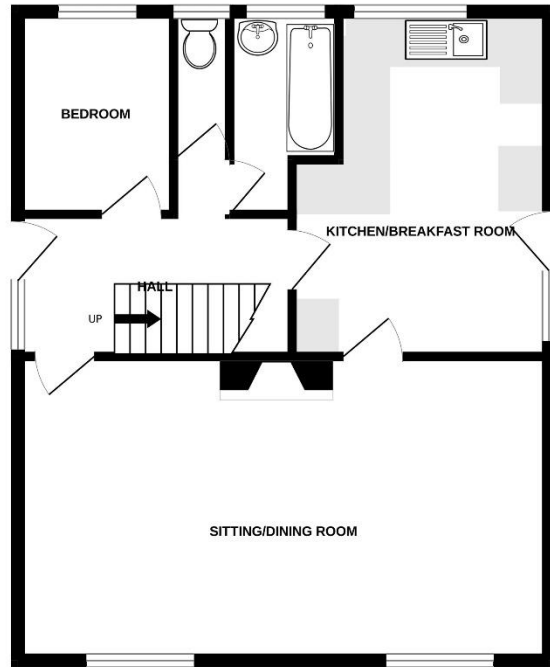
Email: woodhallspa@robert-bell.org;

Website: <http://www.robert-bell.org>

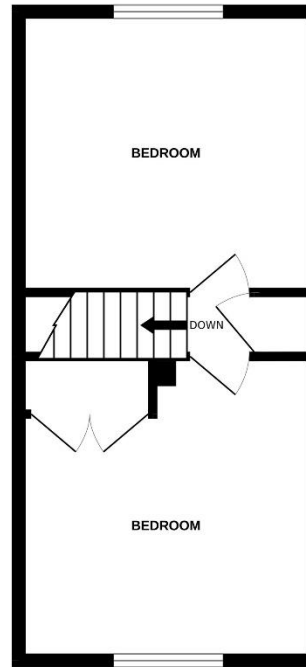
Brochure prepared 23.09.2024



GROUND FLOOR
603 sq.ft. (56.0 sq.m.) approx.



1ST FLOOR
337 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 940 sq.ft. (87.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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