



 **NEWTON**  
**FALLOWELL**

1 North Row Main Road, New Bolingbroke – PE22 7LN

In Excess of £175,000

# 1 North Row Main Road

New Bolingbroke, Boston PE22 7LN – In Excess of £180,000.

Set in a sought-after village at the foot of the picturesque Lincolnshire Wolds, this delightful end-terrace house combines comfortable living with a beautiful rural setting. Enjoy far-reaching open views from the rear garden and the convenience of village life, all while being within easy reach of local amenities and offered with the benefit of NO ONWARD CHAIN.

The accommodation briefly comprises: entrance hall, dining room, lounge with a feature multi-fuel burner, fitted kitchen and ground-floor bathroom. Upstairs offers three bedrooms, ideal for families or those seeking extra space for guests or a home office.

Outside, the property boasts a lawned front garden, off-road parking and a garage. To the rear, a generous garden provides the perfect space for entertaining, gardening or simply relaxing while taking in the open countryside views. A large shed/store offers further practical storage.

This is a wonderful opportunity to enjoy village living with all the comforts of a family home, in a location that blends charm, convenience and natural beauty.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: D





### ACCOMMODATION

Part glazed rear entrance door through to the:

### ENTRANCE HALL

Having radiator and tiled floor.

### DINING ROOM

11' 6" x 7' 11" (3.51m x 2.41m)

Having bow window to rear elevation, radiator, tiled floor, understairs storage cupboard and staircase rising to first floor.

### LOUNGE

14' 4" x 11' 7" (4.36m x 3.53m)

Having bow window to front elevation, coved ceiling, radiator and brick-built fireplace with tiled hearth and inset multi-fuel burner.



## KITCHEN

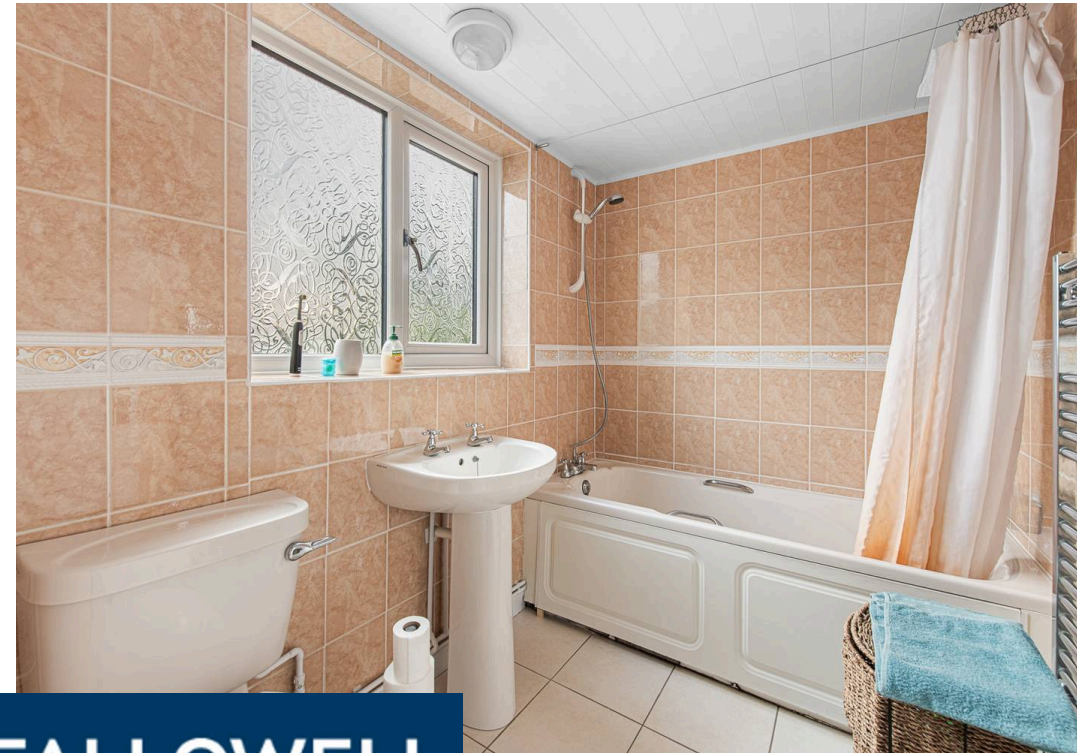
11' 11" x 11' 9" (3.63m x 3.59m)

Having windows to front & side elevations and tiled floor. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards, space & plumbing for automatic washing machine under, glazed display units over. Work surface return with space for electric cooker, cupboards & drawer under, cupboard & stainless steel extractor over. Further work surface return with cupboards under, cupboard over. Further work surface return with cupboards & drawer under, glazed display units, drawers & wine racks over.

## BATHROOM

Having window to rear elevation, heated towel rail, tiled walls, tiled floor, panelled bath with mixer tap & shower attachment, close coupled WC and pedestal hand basin.





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### FIRST FLOOR LANDING

Having LPG fired combination boiler providing for both domestic hot water & heating.

### BEDROOM ONE

11' 11" x 11' 11" (3.64m x 3.62m)

Having windows to front & side elevations, radiator, access to roof space and large walk-in wardrobe/cupboard.

### BEDROOM TWO

14' 8" x 11' 10" (4.47m x 3.61m)

Having window to front elevation, radiator and access to roof space.

### BEDROOM THREE

(part restricted head height) Having window to rear elevation, radiator and storage cupboard.



## EXTERIOR

To the front of the property there is a lawned garden with borders. A shared driveway to the side gives access to the:

## REAR GARDEN

Having a gravelled parking area, sectional garage with double doors (of asbestos construction and currently used for storage), paved patio, large shed/store and a lawned garden beyond.

## SERVICES

The property has mains electricity, water and drainage connected. Heating is via an LPG fired boiler serving radiators and the property is double glazed. The current council tax is band A.

## 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 £72 (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.





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### Ground Floor

Approx. 47.1 sq. metres (507.2 sq. feet)



### First Floor

Approx. 47.0 sq. metres (505.7 sq. feet)



Total area: approx. 94.1 sq. metres (1012.9 sq. feet)

## Newton Fallowell Estate Agents

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