



19 Linley Drive, Boston, PE21 7EJ



Freehold

£170,000



## Key Features

- Semi-detached bungalow
- Two bedrooms
- Lounge/diner & kitchen
- Conservatory & shower room
- Front garden & off-road parking
- Enclosed rear garden with summerhouse
- Gas central heating & double glazing
- EPC rating TBC – NO CHAIN





A semi-detached bungalow on the outskirts of town. Having accommodation comprising: entrance hall, lounge/diner, conservatory, kitchen, two bedrooms and shower room. Outside the property has a lawned front garden, a driveway providing off-road parking and an enclosed rear garden with a summerhouse. The property benefits from gas central heating and double glazing. NO CHAIN

#### ACCOMMODATION

Part glazed front entrance door through to the:

#### ENTRANCE HALL

Having coved ceiling, radiator, access to roof space and airing cupboard housing gas fired combination boiler with Hive system providing for both domestic hot water & heating.

#### LOUNGE/DINER

6.07m x 3.33m (19'11" x 10'11")

Having window to front elevation, coved ceiling, two radiators and electric fire in surround. Sliding doors to the:

#### CONSERVATORY

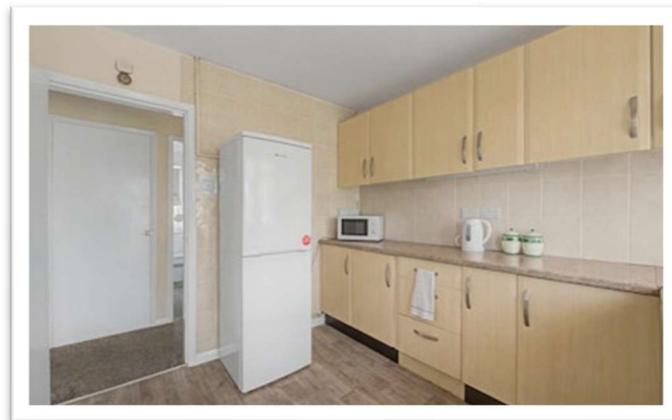
6.34m x 2.77m (20'10" x 9'1")

Of sealed unit double glazed uPVC frame construction on brick walls with polycarbonate roof. Having french doors to rear garden, tiled floor, work surface with cupboards, space & plumbing for automatic washing machine under and cold water tap for garden use. Part glazed door to the:

#### KITCHEN

2.94m x 2.73m (9'7" x 9'0")

Having window to rear elevation overlooking the conservatory, radiator and wood effect flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl composite sink with drainer & mixer tap inset to work surface, cupboards under. Work surface return with cupboards & drawers under, cupboards over. Space for upright fridge/freezer and gas point for cooker.



### BEDROOM ONE

3.05m x 2.95m (10'0" x 9'8")

Having window to rear elevation, coved ceiling, radiator and two built-in wardrobes.

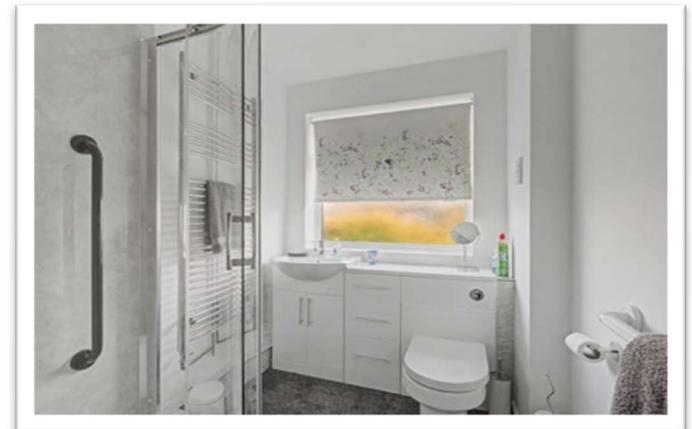
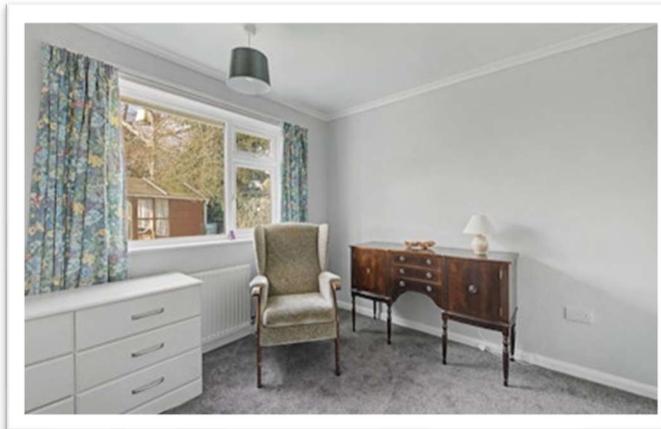
### BEDROOM TWO

3.1m x 3.04m (10'2" x 10'0")

(max) Having window to front elevation, coved ceiling and radiator.

### SHOWER ROOM

Having window to front elevation, heated towel rail, shaver point, shower enclosure with mixer shower fitting, hand basin inset to vanity unit with cupboards & drawers under and WC with concealed cistern.



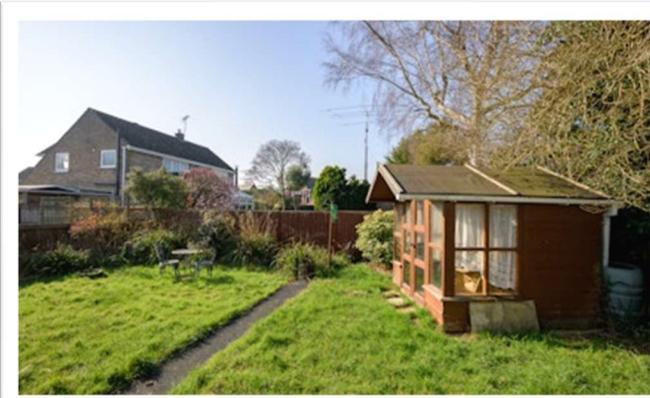
## EXTERIOR

To the front of the property there is a lawned garden with borders. A rubber crumb driveway provides off-road parking and extends down the side of the property where there is gated access to the:

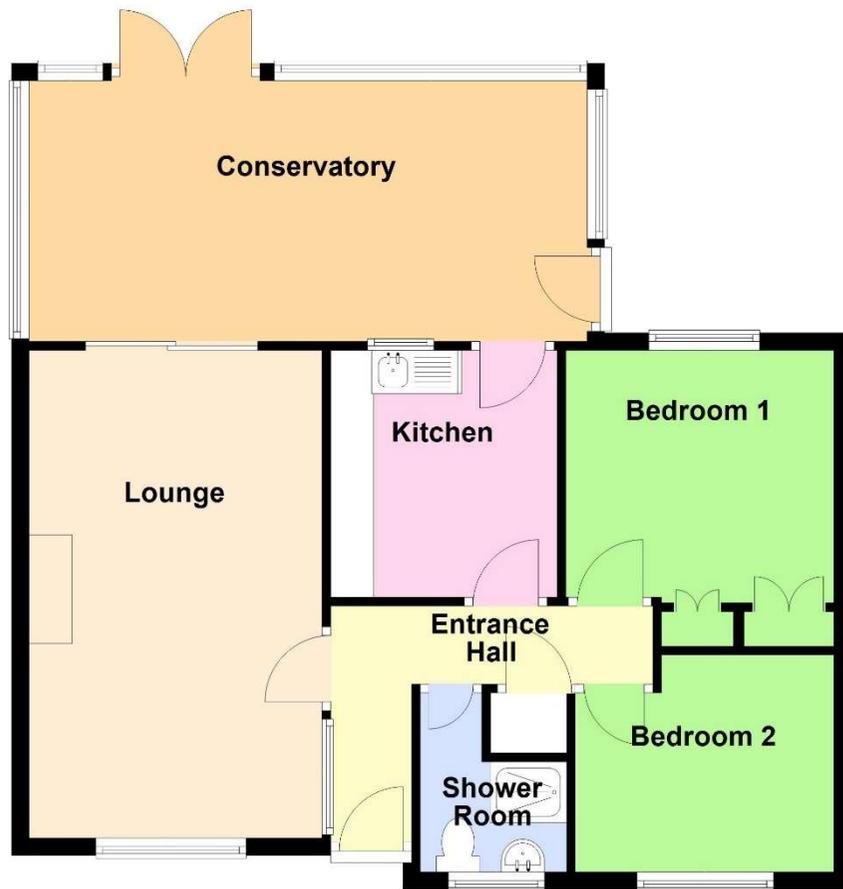
## REAR GARDEN

Being enclosed and having a lawn with borders, rubber crumb footpath, garden shed and summerhouse.

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## Floorplan



Total area: approx. 76.4 sq. metres (822.5 sq. feet)

### 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 B.

### VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

### LIFETIME LEGAL

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 **NEWTON FALLOWELL**

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