

NEWTON FALLOWELL

264 Sleaford Road, Boston - PE21 7PQ

£260,000

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Boston

Situated on the outskirts of the ever-popular market town of Boston, this detached bungalow occupies a generous plot in a sought-after residential location. Offering well-proportioned accommodation including a spacious lounge, kitchen, three bedrooms and a modern shower room, the property is ideal for those looking to downsize without compromise. Outside, there's ample off-road parking, a garage and a private, low-maintenance enclosed rear garden. Further benefits include gas central heating, double glazing and the added advantage of being offered for sale with NO CHAIN.

Boston offers an excellent range of amenities including supermarkets, independent shops, cafés and restaurants, good schooling, Pilgrim Hospital and leisure facilities, with convenient road links to the A16 and A52 making it an ideal base for commuting across Lincolnshire.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

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

ENTRANCE HALL
Having window to side elevation, coved ceiling and radiator.

LOUNGE
18' 2" x 15' 11" (5.54m x 4.84m)
Having bow window to front elevation, window to side elevation, coved ceiling with moulded ceiling rose, two radiators, dado rail and mock fireplace with marble hearth & back and decorative surround.

KITCHEN
11' 11" x 9' 9" (3.63m x 2.97m)
Having window & part glazed door to side elevation, coved ceiling with inset ceiling spotlights and radiator. 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, gas fired boiler providing for both domestic hot water & heating over. Work surface return with inset range style gas cooker, cupboards under, cupboards & extractor over. Further work surface return with cupboard & drawers under, cupboards over.

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INNER HALL
Having coved ceiling, radiator, access to roof space, storage cupboard and airing cupboard housing hot water cylinder with shelving.

BEDROOM ONE
11' 9" x 10' 3" (3.58m x 3.12m)
Having french doors to rear elevation, coved ceiling with moulded ceiling rose, radiator and built-in cupboard.

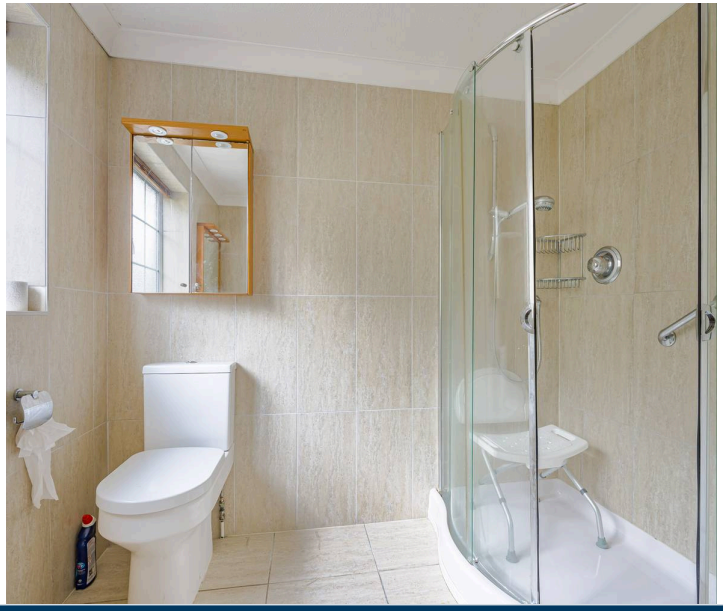
BEDROOM TWO
11' 5" x 10' 3" (3.47m x 3.13m)
Having window to rear elevation, coved ceiling, radiator and built-in cupboard.

BEDROOM THREE
8' 8" x 8' 2" (2.63m x 2.50m)
Having window to side elevation, coved ceiling, radiator and fitted wardrobes to one wall.

SHOWER ROOM
Having window to side elevation, coved ceiling, radiator, tiled walls, shower enclosure with mixer shower fitting, close coupled WC and vanity hand basin with cupboard under.







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EXTERIOR

To the front of the property a large driveway provides off-road parking which extends down the side of the property to the:

GARAGE

Of brick & tile construction with up-and-over door.

REAR GARDEN

Being enclosed and majority laid to gravel for ease of maintenance with a paved patio and summerhouse.

THE PLOT

The property occupies a plot of approximately 0.16 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.

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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.

AGENT'S NOTES

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

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Total area: approx. 90.7 sq. metres (976.7 sq. feet)

Newton Fallowell Estate Agents

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