



Whitegate, Main Road, Stickney, Boston, PE22 8AY

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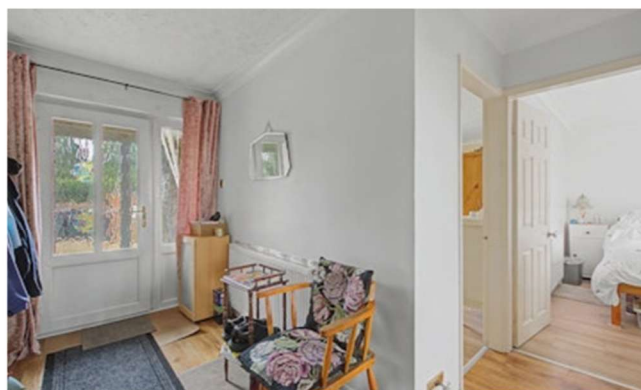
Freehold

£200,000



## Key Features

- Detached bungalow
- Two bedrooms
- Lounge & snug
- Dining kitchen & rear entrance
- Ample off-road parking & garage
- Good size enclosed rear garden
- Village location with open view to rear
- EPC rating TBC





Set in a desirable village setting and occupying a generous plot with an attractive open view to the rear, this detached bungalow offers spacious and versatile accommodation throughout.

The internal layout comprises a porch leading into the entrance hall, a comfortable lounge, cosy snug and a well-proportioned dining kitchen, ideal for both everyday living and entertaining. There are also two bedrooms, a modern shower room and a practical rear entrance providing additional convenience.

Externally, the property enjoys ample off-road parking to the front, a garage and a fully enclosed rear garden, perfect for relaxing or enjoying the surrounding outlook. Further benefits include LPG heating and the addition of solar panels, enhancing the home's energy efficiency.

#### ACCOMMODATION

Glazed sliding doors to the:

#### PORCH

Having further part glazed door with side screen through to the:

#### ENTRANCE HALL

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

#### LOUNGE

4.58m x 3.45m (15'0" x 11'4")

Having window to front elevation, radiator, brick-built fireplace with inset gas fire and archway to the:

#### SNUG

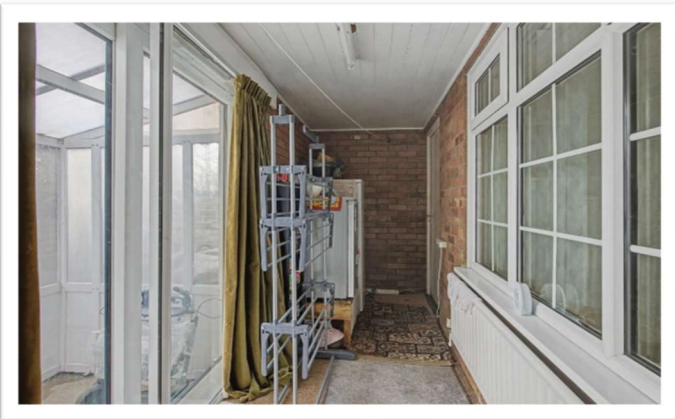
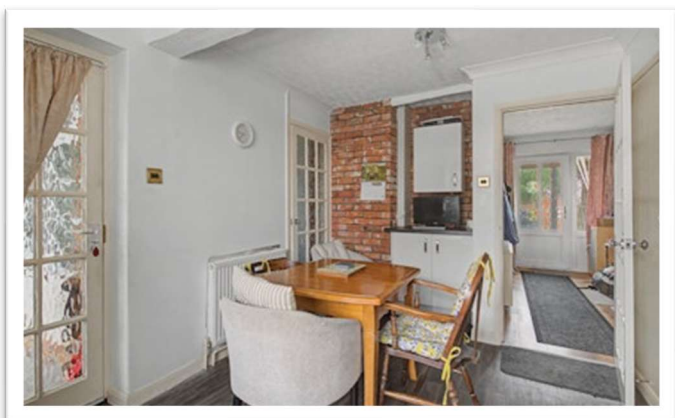
2.8m x 2.26m (9'2" x 7'5")

Having window to rear elevation overlooking the rear entrance and radiator.

#### DINING KITCHEN

5.02m x 3.01m (16'6" x 9'11")

Having window to rear elevation, coved ceiling, radiator, wood effect flooring and wall mounted gas fired LPG boiler (replaced in 2024) providing for both domestic hot water & heating. 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 inset LPG hob, cupboards & drawers under, cupboards & concealed cooker hood over. Tall unit housing integrated electric oven with cupboards under & over. Further work surface with cupboard under & cupboard over.







#### REAR ENTRANCE

Having radiator and door to garage. Sliding doors to the:

#### REAR ENTRANCE PORCH

Having windows to side elevations, window & part glazed door to rear elevation & garden.

#### BEDROOM ONE

4.49m x 2.41m (14'8" x 7'11")

Having window to front elevation, coved ceiling, radiator and laminate flooring.

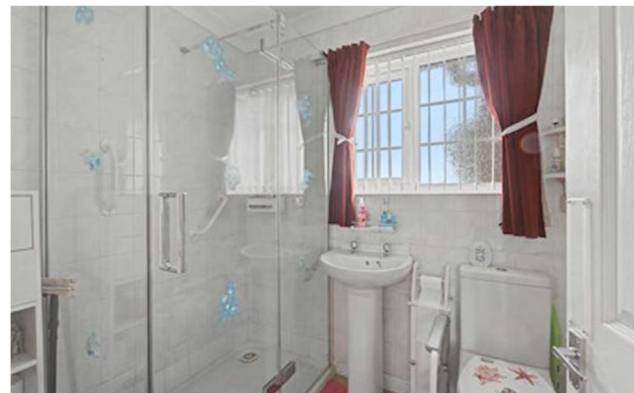
#### BEDROOM TWO

2.59m x 2.59m (8'6" x 8'6")

Having window to rear elevation, radiator and laminate flooring.

#### SHOWER ROOM

Having window to rear elevation, coved ceiling, radiator, tiled floor, tiled walls, shower enclosure with electric shower fitting, close coupled WC and pedestal hand basin.



### EXTERIOR

To the front of the property there is gated access to a gravelled driveway which provides ample off-road parking leading to the:

### GARAGE

5.93m x 4.48m (19'6" x 14'8")

Having up-and-over door, window to rear, solar panels controls, loft storage, light and power.

### REAR GARDEN

Being enclosed and majority laid to lawn with borders. Having a summerhouse, garden shed and LPG storage tank.

### THE PLOT

The property occupies a plot of approximately 0.14 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 a LPG fired boiler (replaced in 2024) serving radiators and the current council tax is band C. The property has sixteen solar panels which have a feed in tariff.

### VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.







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## Floorplan



Total area: approx. 103.4 sq. metres (1113.5 sq. feet)

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Newton Fallowell Boston (Sales)

01205 353100

[boston@newtonfallowell.co.uk](mailto:boston@newtonfallowell.co.uk)