



 **NEWTON**
FALLOWELL

125 Horncastle Road, Boston – PE21 9HX
£200,000

125 Horncastle Road

Boston

Occupying a generous plot in a highly sought-after location on the outskirts of town, this attractive detached bungalow enjoys delightful views overlooking the Maud Foster Waterway to the front.

The property offers well-presented and comfortable accommodation, comprising a fitted breakfast kitchen, dining room, spacious lounge and an inner hallway leading to two bedrooms. The principal bedroom benefits from an adjoining dressing room, while the bathroom is well-appointed with both a bath and a separate shower.

Externally, the property provides a driveway offering ample off-road parking, together with a car port and detached garage. To the rear is a private, enclosed garden designed for low maintenance, creating a pleasant outdoor space for relaxing or entertaining.

Further benefits include gas central heating and double glazing, making this an excellent opportunity to acquire a well-maintained home in a desirable setting with attractive waterside views.

Council Tax band: C

Tenure: Freehold

EPC: TBC





ACCOMMODATION

Part glazed side entrance door through to the:

BREAKFAST KITCHEN

13' 1" x 9' 9" (4.00m x 2.98m)

Having window overlooking the conservatory, coved ceiling, radiator and Amtico flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl sink with drainer & mixer tap inset to work surface, cupboard, drawers, space & plumbing for automatic washing machine under. Work surface return with inset electric hob, cupboards under, cupboards & extractor over, tall unit to side housing integrated fridge & freezer, further tall unit to side housing integrated electric double oven with cupboards under & over. Further work surface forming breakfast table with cupboard to side, cupboards, glazed display units & open-ended shelving over.

DINING ROOM

13' 9" x 10' 3" (4.19m x 3.12m)

(max) Having window to side elevation, feature beamed ceiling, radiator and dado rail. Archway to the:

LOUNGE

14' 3" x 12' 2" (4.34m x 3.72m)

(max) Having bow window to front elevation, feature beamed ceiling, radiator, dado rail, wall light points and brick-built fireplace with tiled hearth, inset electric wood burner effect fire and plinths to both sides.





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INNER HALL

Having coved ceiling, radiator, dado rail, access to roof space and built-in cupboard with sliding doors housing gas fired combination boiler providing for both domestic hot water & heating.

BEDROOM ONE

9' 7" x 9' 2" (2.93m x 2.80m)

Having window to front elevation, coved ceiling, radiator and dado rail. Archway to the:

DRESSING ROOM

8' 5" x 5' 5" (2.56m x 1.66m)

(wardrobes in addition) Having window to side elevation, coved ceiling, radiator, dado rail and built-in wardrobes with sliding doors.

BEDROOM TWO

12' 7" x 12' 1" (3.83m x 3.69m)

Having coved ceiling, radiator and sliding doors to the:

CONSERVATORY

21' 0" x 9' 4" (6.39m x 2.85m)

Of sealed unit double glazed uPVC frame construction on brick walls with polycarbonate roof. Having french doors to rear elevation & garden and radiator.

BATHROOM

Having window to side elevation, coved ceiling with inset ceiling spotlights, heated towel rail, tiled floor, part tiled walls, extractor, shower enclosure with mixer shower fitting, panelled bath, close coupled WC and pedestal hand basin.





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EXTERIOR

To the front of the property there is a gravelled garden. A driveway provides off-road parking and extends down the side of the property to a car port and the:

GARAGE

With double doors to the front and a window to the side.

REAR GARDEN

Being enclosed and low maintenance. Having a paved patio, gravelled area and summerhouse.

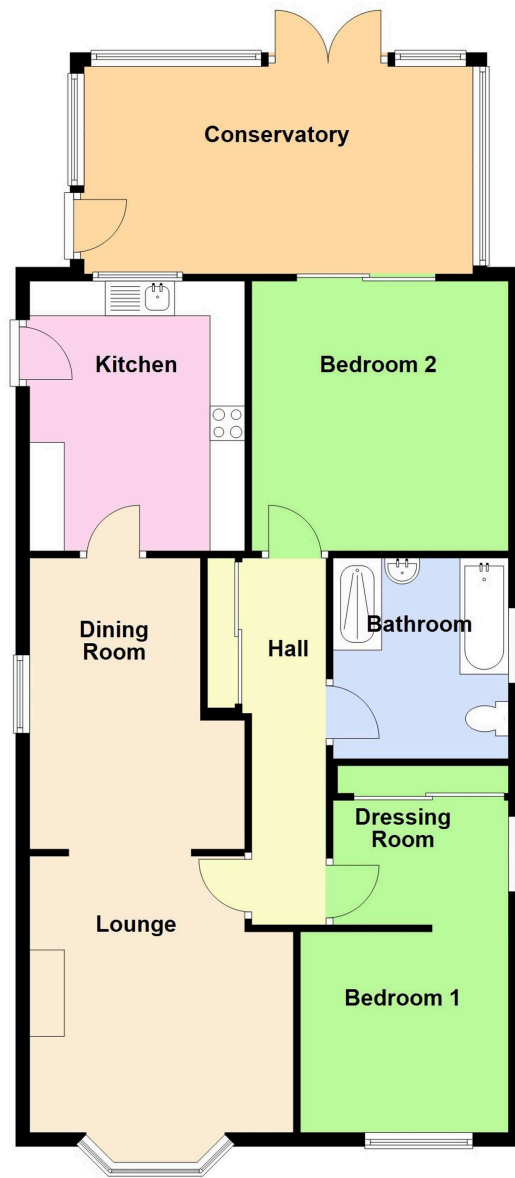
SERVICES

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.

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.





Total area: approx. 102.5 sq. metres (1103.3 sq. feet)

Newton Fallowell Estate Agents

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