



## 33 Winston Gardens

Boston

A detached bungalow in a sought after location. Having accommodation comprising: entrance hall, lounge/diner, kitchen, two bedrooms, wet room and separate WC. Outside the property has a low maintenance front garden, a driveway providing off-road parking and an enclosed low maintenance garden to the rear. The property benefits from gas central heating and double glazing.

NO CHAIN

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





#### ACCOMMODATION

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

#### ENTRANCE HALL

Having coved ceiling, radiator, access to roof space, built-in cupboard and further built-in cupboard housing gas fired boiler providing for both domestic hot water & heating.

#### LOUNGE/DINER

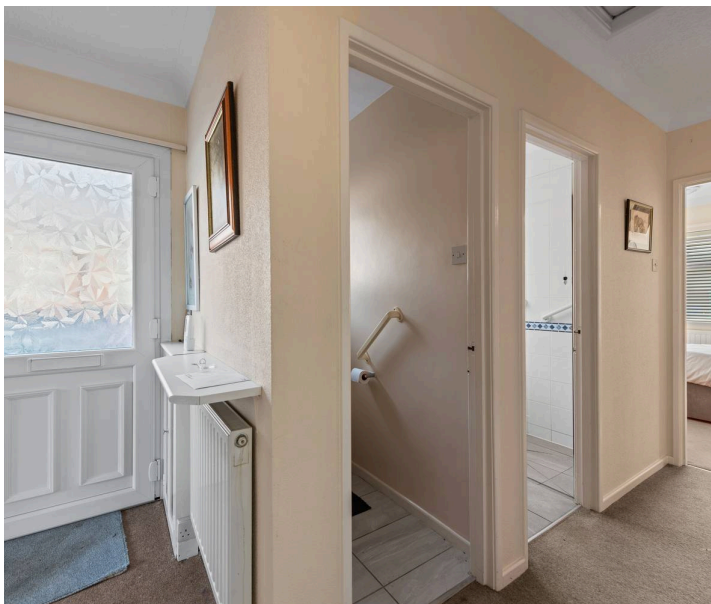
19' 1" x 14' 0" (5.82m x 4.27m)

Having two windows to front elevation, further window to side elevation, coved ceiling, two radiators, serving hatch to kitchen and fireplace with marble back & hearth, inset living flame style gas fire and marble surround.

#### KITCHEN

10' 9" x 8' 3" (3.28m x 2.51m)

Having window & part glazed door to side elevation and tile 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 inset electric hob, space & plumbing for automatic washing machine under and tall unit to side housing integrated electric oven with drawers under & cupboard over. Space for fridge with range of wall cupboards over. Further work surface with cupboards, space for tumble dryer, breakfast bar & radiator under, cupboards over.





 **NEWTON FALLOWELL**



**BEDROOM ONE**

12' 9" x 9' 8" (3.89m x 2.95m)

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

**BEDROOM TWO**

9' 4" x 8' 9" (2.84m x 2.67m)

Having window to rear elevation, coved ceiling, radiator and built-in wardrobe with overhead cupboards.

**WET ROOM**

Having window to side elevation, heated towel rail, tiled floor, majority tiled walls, electric shower fitting and pedestal hand basin.

**SEPARATE WC**

Having window to side elevation, tiled floor and low level WC.





### **EXTERIOR**

To the front of the property there is a low maintenance gravelled garden. A driveway provides off-road parking and there is access down the side of the property to the side entrance door and the:

### **REAR GARDEN**

Being enclosed and laid to gravel for ease of maintenance with a garden shed which has light & power.

### **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.

### **LIFETIME LEGAL**

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Total area: approx. 65.8 sq. metres (708.5 sq. feet)

## Newton Fallowell Estate Agents

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