



 **NEWTON**
FALLOWELL

3 Lucan Close, Sibsey – PE22 0SH

In Excess of **£275,000**

3 Lucan Close

Sibsey, Boston

Occupying a generous plot within the sought-after village of Sibsey, this spacious and well-presented detached bungalow offers versatile accommodation ideal for family living or those seeking single-storey comfort without compromising on space. The well-proportioned interior comprises an entrance hall, cloakroom, comfortable lounge, spacious dining kitchen, four bedrooms and a family bathroom.

Outside, the property benefits from a lawned front garden, a driveway providing ample off-road parking and an enclosed rear garden offering a private space for relaxation and entertaining, together with two useful stores.

Further benefits include gas central heating and double glazing throughout.

Sibsey is a thriving and highly regarded Lincolnshire village offering an excellent range of amenities, including a primary school, doctor's surgery, pharmacy, convenience stores, public houses, church and a variety of local businesses. The village enjoys a strong community spirit and is well placed for access to the market town of Boston, which provides a wider range of shopping, leisure and educational facilities. Surrounded by attractive countryside yet conveniently located for everyday commuting, Sibsey remains one of the area's most desirable village locations.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





ACCOMMODATION

Part glazed front entrance door with side screens through to the:

ENTRANCE HALL

Having inset ceiling spotlights, upright radiator, Karndean flooring, access to roof space and built-in double airing cupboard.

CLOAKROOM

5' 11" x 3' 5" (1.80m x 1.05m)

Having window to side elevation, coved ceiling, wood panelling to dado height, wood effect flooring, close coupled WC and hand basin inset to vanity unit with cupboard under.

LOUNGE

18' 1" x 11' 10" (5.50m x 3.60m)

Having bow window to front elevation, further window to side elevation, coved ceiling, radiator and fireplace with inset wood burner.





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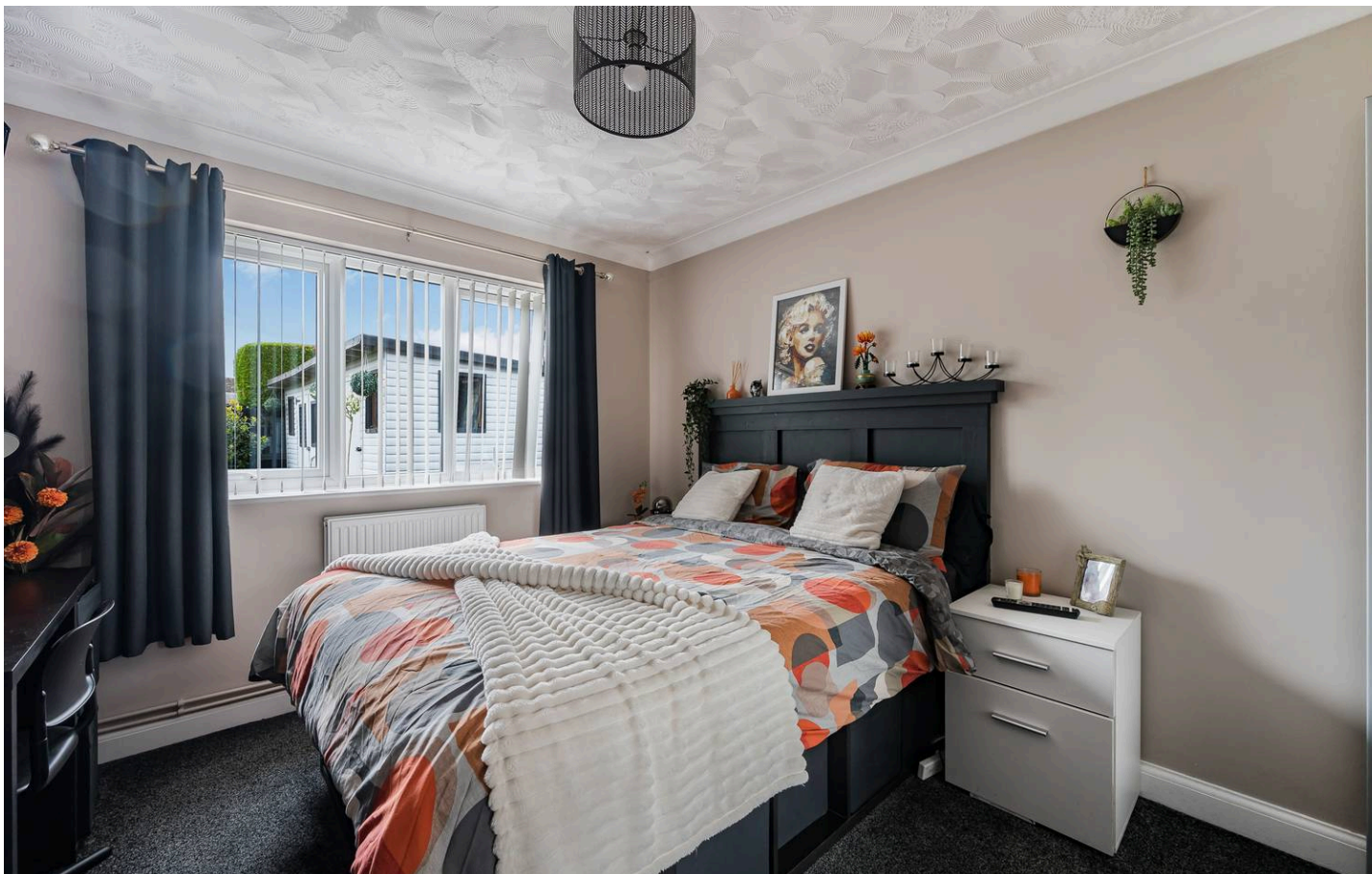


DINING KITCHEN

19' 0" x 19' 6" (5.80m x 5.94m)

(max) Having window & french doors to rear elevation, inset ceiling spotlights, upright radiator and Karndean flooring. Fitted with a range of base & wall units with work surfaces & upstands comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards & integrated dishwasher under, tall units to side. Further work surface with inset electric hob, integrated electric oven, cupboards & drawers under, cupboards & extractor over. Work surface return with cupboards under, cupboards over.





BEDROOM ONE

11' 8" x 10' 7" (3.56m x 3.23m)

Having window to rear elevation, coved ceiling and radiator.

BEDROOM TWO

12' 3" x 9' 9" (3.73m x 2.97m)

Having window to front elevation, coved ceiling and radiator.

BEDROOM THREE

12' 3" x 9' 5" (3.73m x 2.86m)

Having window to rear elevation, coved ceiling, radiator and wood effect flooring.

BEDROOM FOUR

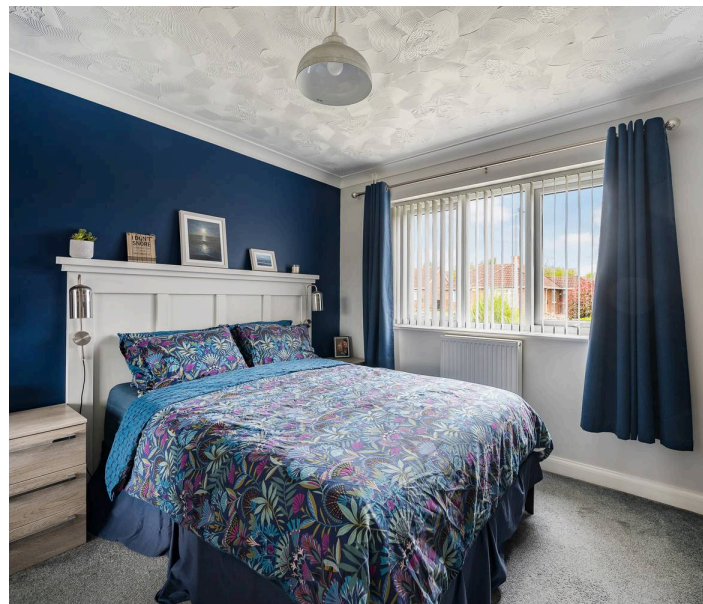
8' 3" x 8' 1" (2.52m x 2.47m)

Having window to front elevation, radiator and access to roof space.

BATHROOM

7' 3" x 5' 9" (2.20m x 1.74m)

Having window to side elevation, coved ceiling, wood effect flooring, tiled walls, extractor, shaped bath with shower fitting & anti-splash screen over, hand basin inset to vanity unit with cupboard under and WC with concealed cistern.





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EXTERIOR

To the front of the property there is a lawned garden with a raised planter and a driveway provides off-road parking. Gated access to the:

REAR GARDEN

Being enclosed and having a paved patio, lawned garden with raised borders and a decked area.

TIMBER STORE

7' 7" x 6' 7" (2.32m x 2.01m)

With light & power.

FURTHER TIMBER STORE

12' 8" x 7' 8" (3.85m x 2.34m)

With 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 C.





LIFETIME LEGAL

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Total area: approx. 98.0 sq. metres (1055.0 sq. feet)

Newton Fallowell Estate Agents

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