

NEWTON FALLOWELL

75 Kingsway, Boston - PE21 0AR

£199,950

# 75 Kingsway

## Boston

Situated on a generous plot in a popular residential location on the outskirts of town, this well-presented detached bungalow offers comfortable, single-storey living with excellent outdoor space. The accommodation comprises a welcoming entrance hall, spacious lounge, fitted kitchen, separate dining room, two bedrooms and a bathroom. Outside, the property enjoys ample off-road parking to the front, while the enclosed rear garden provides a private and attractive space to relax, entertain or indulge in gardening. Further benefits include gas central heating and double glazing, making this an ideal home for those looking to downsize, retire or simply enjoy the convenience of bungalow living.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

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**ACCOMMODATION**
Part glazed front entrance door through to the:

**ENTRANCE HALL**
Having radiator and built-in airing cupboard housing hot water cylinder.

**LOUNGE**
14' 0" x 11' 5" (4.26m x 3.48m)
Having window to front elevation, french doors with windows to either side to rear elevation, radiator and fireplace with inset living flame style electric fire.

**KITCHEN**
10' 0" x 8' 4" (3.04m x 2.55m)
Having window to rear elevation, coved ceiling and wood effect flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer & mixer tap and electric hob inset to work surface, integrated electric oven, cupboards, space & plumbing for automatic washing machine under, cupboards & extractor over. Further work surface with cupboards & drawers under, cupboards over and space for upright fridge/freezer to side. Opening to the:

**DINING ROOM**
10' 3" x 9' 6" (3.12m x 2.89m)
Having window to side elevation, part glazed door with side screen to side elevation, sliding doors to rear elevation & garden, radiator and wood effect flooring.

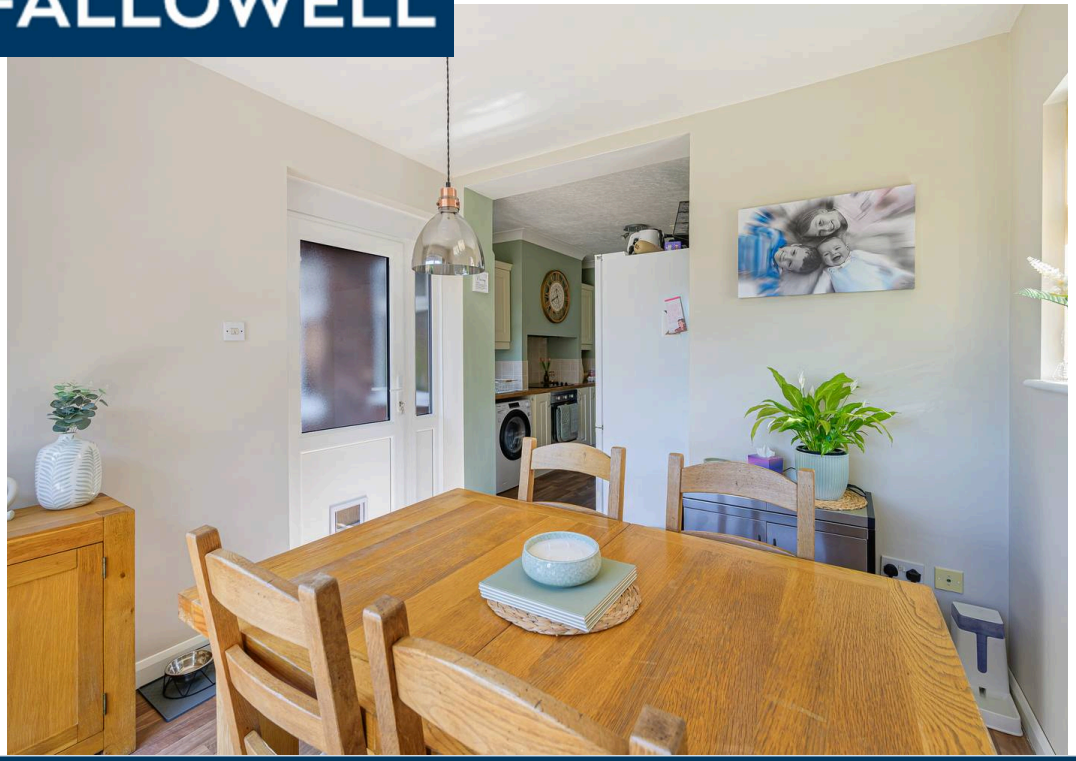
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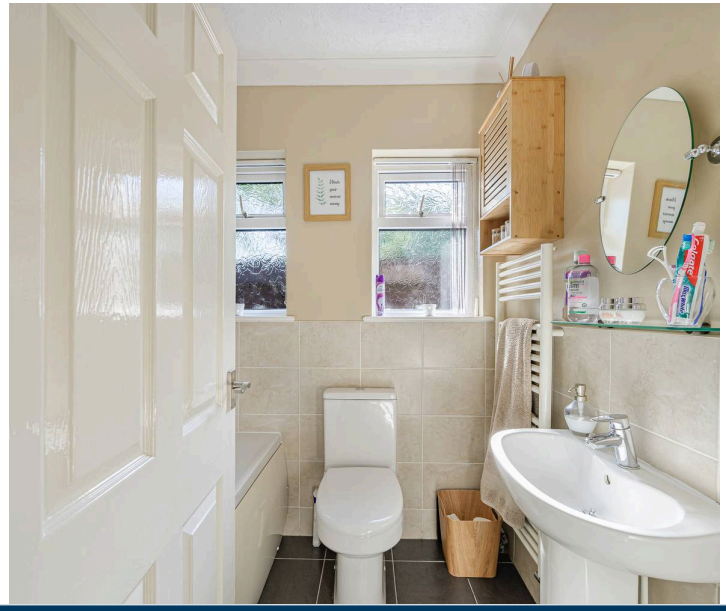
**BEDROOM ONE**
12' 8" x 9' 7" (3.86m x 2.93m)
Having windows to front & side elevations, coved ceiling and radiator.

**BEDROOM TWO**
9' 5" x 8' 6" (2.86m x 2.58m)
Having window to rear elevation and radiator.

**BATHROOM**
5' 7" x 5' 4" (1.69m x 1.63m)
Having two windows to side elevation, coved ceiling, heated towel rail, part tiled walls and tile effect flooring. Fitted with a suite comprising: panelled bath with electric shower fitting & anti-splash screen over, close coupled WC and pedestal hand basin.







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**EXTERIOR**

To the front of the property there is a large gravelled area which provides ample off-road parking. Gated access to the:

**REAR GARDEN**

Being enclosed and having a covered seating area adjacent to the lounge, footpaths, paved patio, granite chip seating area, lawned garden beyond with borders and a paved area with two garden sheds.

**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 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. 69.8 sq. metres (751.0 sq. feet)


## Newton Fallowell Estate Agents

**Newton Fallowell Ltd, 26 Wide Bargate - PE21 6RX**

01205353100 • boston@newtonfallowell.co.uk • www.newtonfallowell.co.uk/boston


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