



 **NEWTON**
FALLOWELL

Winslow, Station Road, Midville – PE22 8HW

In Excess of £260,000

Winslow, Station Road

Midville

Set within a peaceful village location on a generous plot of approximately 0.48 acre, subject to survey, this beautifully updated and spacious bungalow offers over 1,600 square feet of versatile accommodation. The accommodation comprises a welcoming porch, large entrance hall, cloakroom, spacious lounge, light-filled garden room, well-appointed dining kitchen, rear entrance hall, utility room, three good size bedrooms and a family bathroom with separate shower.

Outside, the property enjoys ample off-road parking via a driveway, a garage and an enclosed rear garden, which has been cleared and is awaiting the new owners to put their individual stamp on. Further benefits include oil fired central heating and double glazing throughout.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





ACCOMMODATION

Part glazed front entrance door through to the:

PORCH

Having wood effect tiled floor and small pane glazed door to the:

ENTRANCE HALL

Having two windows to front elevation, inset ceiling spotlights, two radiators, wood effect tiled floor and built-in cupboard.

CLOAKROOM

Having wood effect tiled floor, close coupled WC and hand basin.

LOUNGE

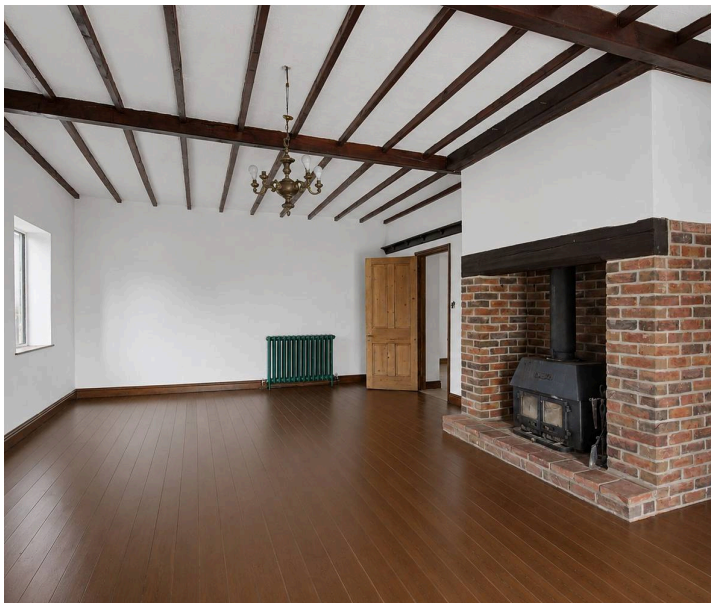
22' 3" x 15' 0" (6.78m x 4.57m)

Having window to side elevation, feature beamed ceiling, cast iron radiator, wood flooring and brick-built fireplace with quarry tiled hearth and inset multi-fuel burner. Opening to the:

GARDEN ROOM

13' 8" x 9' 11" (4.17m x 3.02m)

Having windows to both side elevations, sliding doors to rear elevation & garden, wood flooring and access to roof space.



DINING KITCHEN

15' 4" x 9' 8" (4.67m x 2.95m)

Having windows to front & side elevations, inset ceiling spotlights, radiator, wood effect tiled floor and access to roof space. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap and electric hob inset to work surface, integrated electric oven, integrated dishwasher, cupboards & drawers under, cupboard & extractor over. Tall unit to side housing integrated fridge & freezer. Work surface return with cupboards & shelving under, cupboard over and further work surface return forming breakfast bar.

REAR ENTRANCE HALL

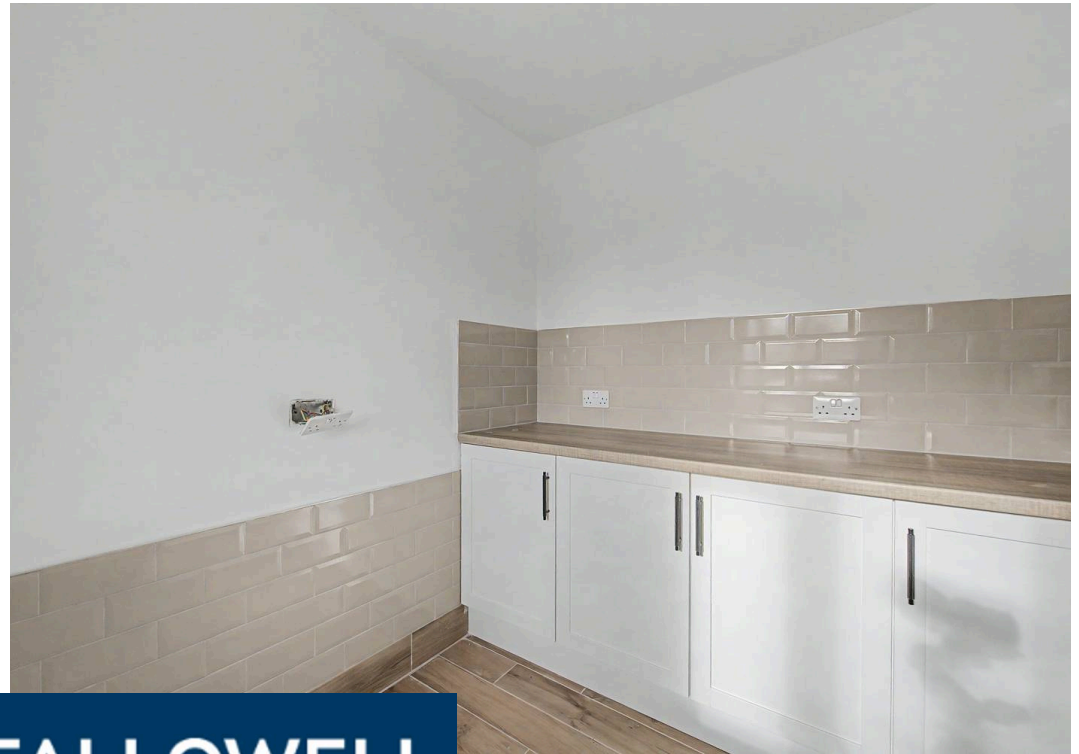
Having part glazed door to rear elevation, cast iron radiator and wood effect tiled floor.

UTILITY

10' 9" x 6' 7" (3.28m x 2.01m)

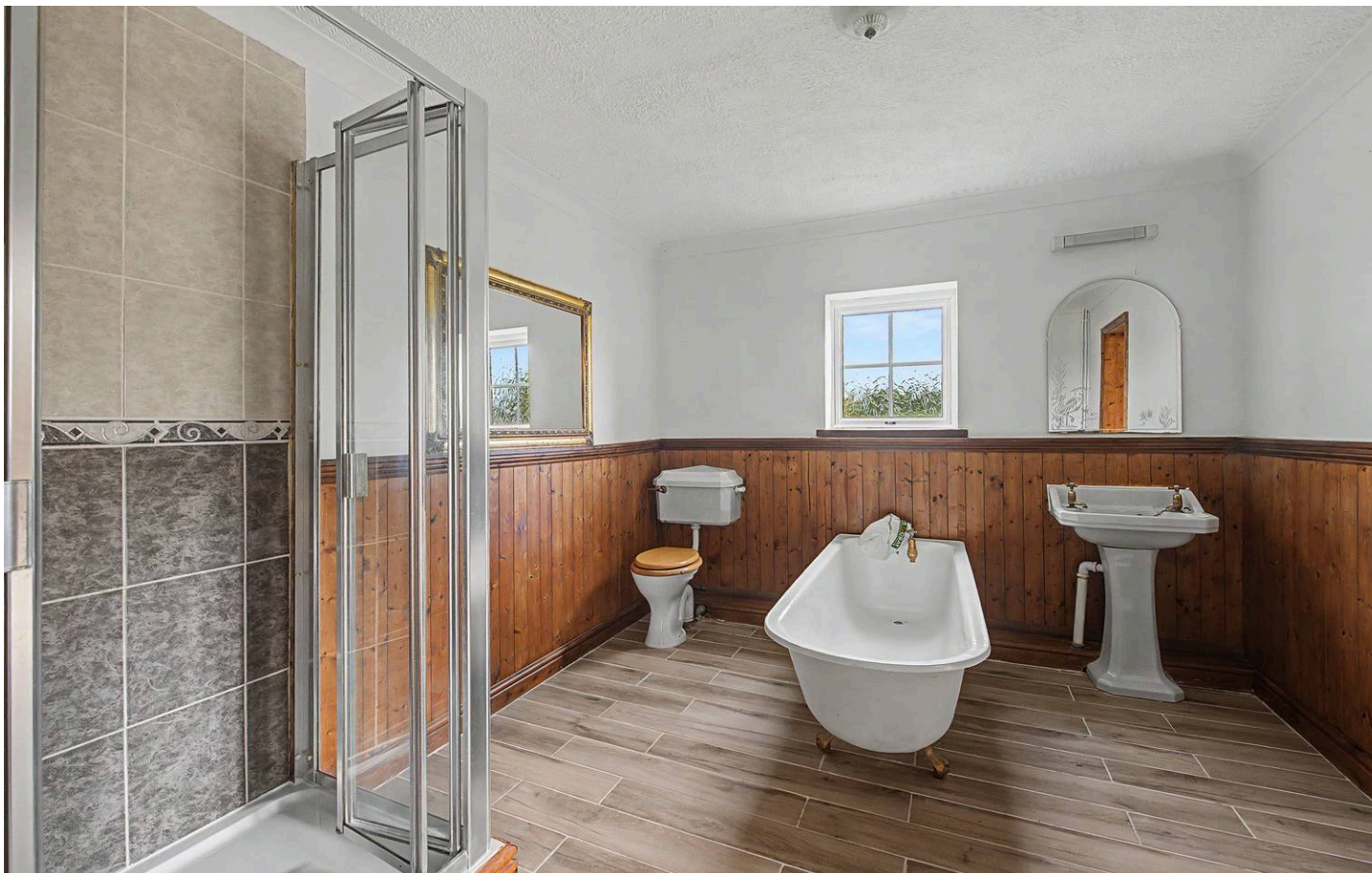
Having window to rear elevation and wood effect tiled floor. Work surface with inset stainless steel sink & drainer, cupboards under, recess to side with space & plumbing for automatic washing machine & tumble dryer. Further work surface with cupboards under.





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BEDROOM ONE

16' 9" x 15' 8" (5.11m x 4.78m)

Having french doors to rear elevation & garden, radiator, door to bathroom, access to roof space and two built-in cupboards.

BEDROOM TWO

17' 4" x 10' 6" (5.28m x 3.20m)

Having window to side elevation and radiator.

BEDROOM THREE

15' 8" x 9' 7" (4.78m x 2.92m)

Having window to rear elevation, radiator and two built-in cupboards.

BATHROOM

11' 6" x 9' 11" (3.51m x 3.02m)

Having window to side elevation, coved ceiling, cast iron radiator, wood panelling to dado height and wood effect tiled floor. Fitted with a suite comprising: fully tiled shower enclosure with electric shower fitting, free-standing roll top bath with mixer tap, low level WC and pedestal hand basin.



EXTERIOR

A five bar gate opens on to a gravelled area to the side which provides off-road parking with a greenhouse, oil storage tank and access to the:

GARAGE

20' 5" x 15' 0" (6.22m x 4.57m)

Having up-and-over door, service door, light & power. To the rear of the garage there is a large wood store/shed.

REAR GARDEN

The rear garden is enclosed and has a paved patio with steps down to a large garden which has been cleared.

THE PLOT

The property occupies a plot of approximately 0.48 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 an oil fired boiler and the property is double glazed. The current council tax is band B.





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

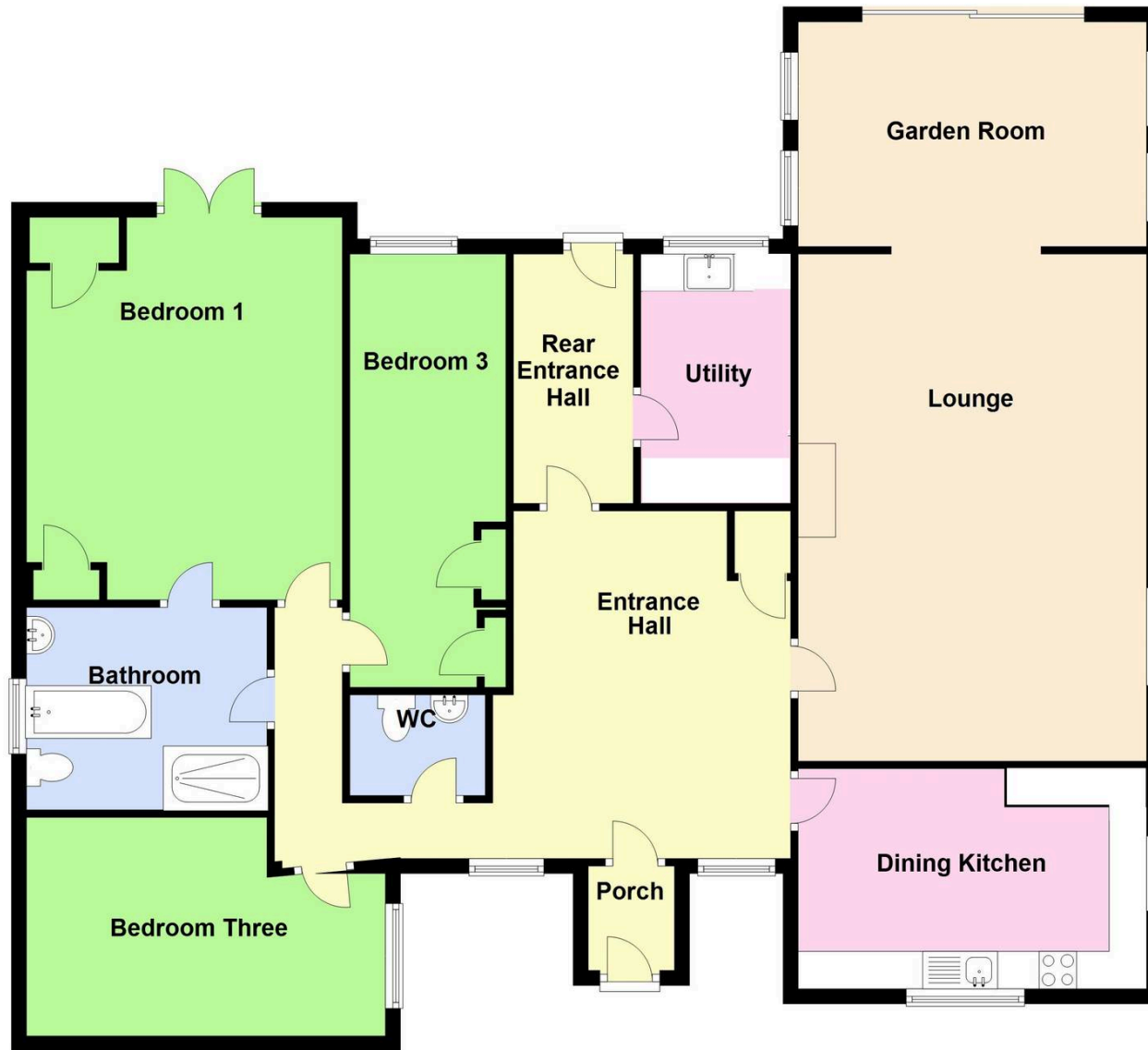
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Total area: approx. 157.9 sq. metres (1699.9 sq. feet)

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