



 **NEWTON**
FALLOWELL

71 Amos Way, Sibsey – PE22 0SU
£185,000



Offered to the market with no onward chain, this two-bedroom detached bungalow is situated in a highly sought-after village location, ideal for those seeking a peaceful yet well-connected setting.

The property begins with a welcoming entrance hall that leads through to a spacious lounge, perfect for relaxing or entertaining guests. The kitchen is fitted with a range of wall and base units, providing storage and workspace for meal preparation. The modern wet room features a walk-in shower, wash basin and WC, designed for ease of use and accessibility. Throughout the bungalow, gas central heating and double glazing ensure a warm and energy-efficient living environment. Additional benefits include a driveway providing off-road parking and a garage offering further secure parking or useful storage along with an enclosed lawned rear garden.

The property is located within easy reach of local amenities, including shops, schools, and public transport links, making it ideal for a variety of buyers, including downsizers, professionals, and small families. This home represents a fantastic opportunity for those looking for a detached residence in a popular village, with the added advantage of being available with no upward chain, allowing for a swift and straightforward purchase. Early viewing is highly recommended to fully appreciate the accommodation and location on offer.

Council Tax band: C

Tenure: Freehold

- Detached bungalow
- Two bedrooms
- Lounge, kitchen & wet room
- Driveway & garage
- Enclosed rear garden
- Gas central heating & double glazing
- Popular village location
- NO CHAIN - EPC Rating TBC



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ACCOMMODATION

Part glazed side entrance door through to the:

ENTRANCE HALL

Having coved ceiling, radiator, access to roof space and built-in airing cupboard.

LOUNGE

17' 1" x 11' 2" (5.20m x 3.40m)

Having bow window to front elevation, coved ceiling, radiator and ceiling fan/light fitting.

KITCHEN

9' 6" x 9' 2" (2.90m x 2.80m)

Having window & part glazed door to rear elevation and radiator. 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 inset to work surface, cupboard, space & plumbing for automatic washing machine under. Work surface return with space for gas cooker, cupboards & drawers under, cupboards over.

BEDROOM ONE

12' 6" x 11' 2" (3.80m x 3.40m)

Having window to rear elevation, radiator and ceiling fan/light fitting.

BEDROOM TWO

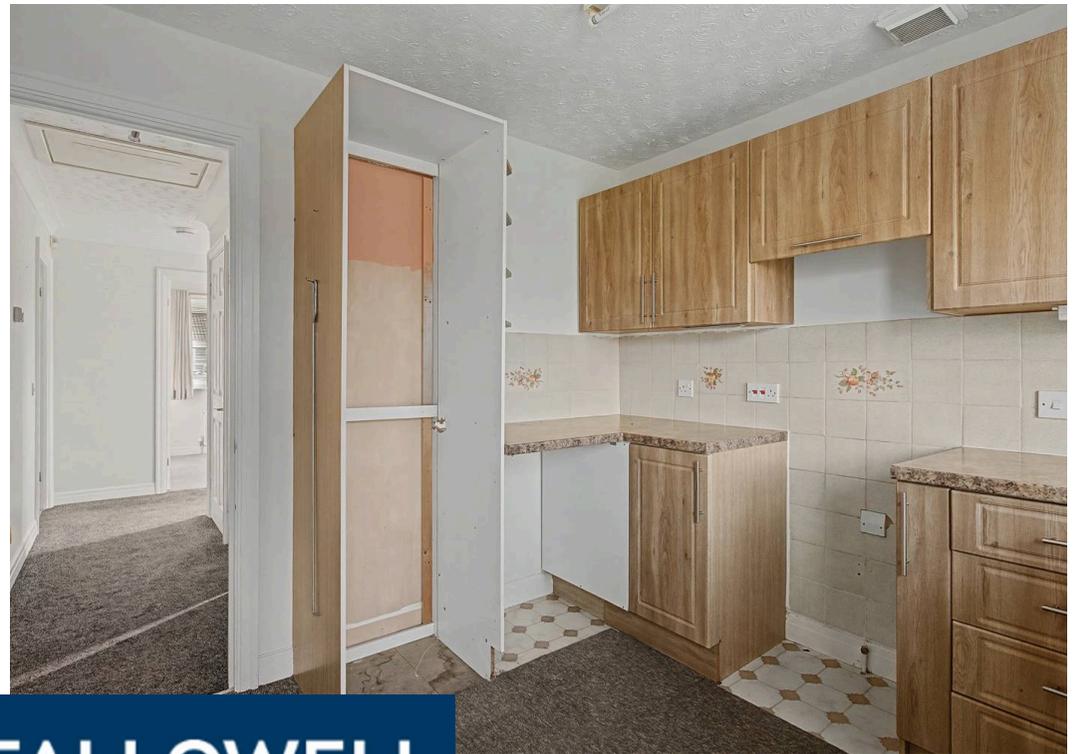
9' 2" x 7' 3" (2.80m x 2.20m)

Having window to front elevation, radiator and built-in wardrobe.

WET ROOM

8' 6" x 5' 9" (2.59m x 1.75m)

(max) Having window to side elevation, radiator, extractor, tiled walls, waterproof flooring, electric shower fitting, close coupled WC and pedestal hand basin.



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EXTERIOR

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

GARAGE

17' 0" x 9' 2" (5.18m x 2.79m)

Having up-and-over door, light, power and gas fired boiler providing for both domestic hot water & heating.

REAR GARDEN

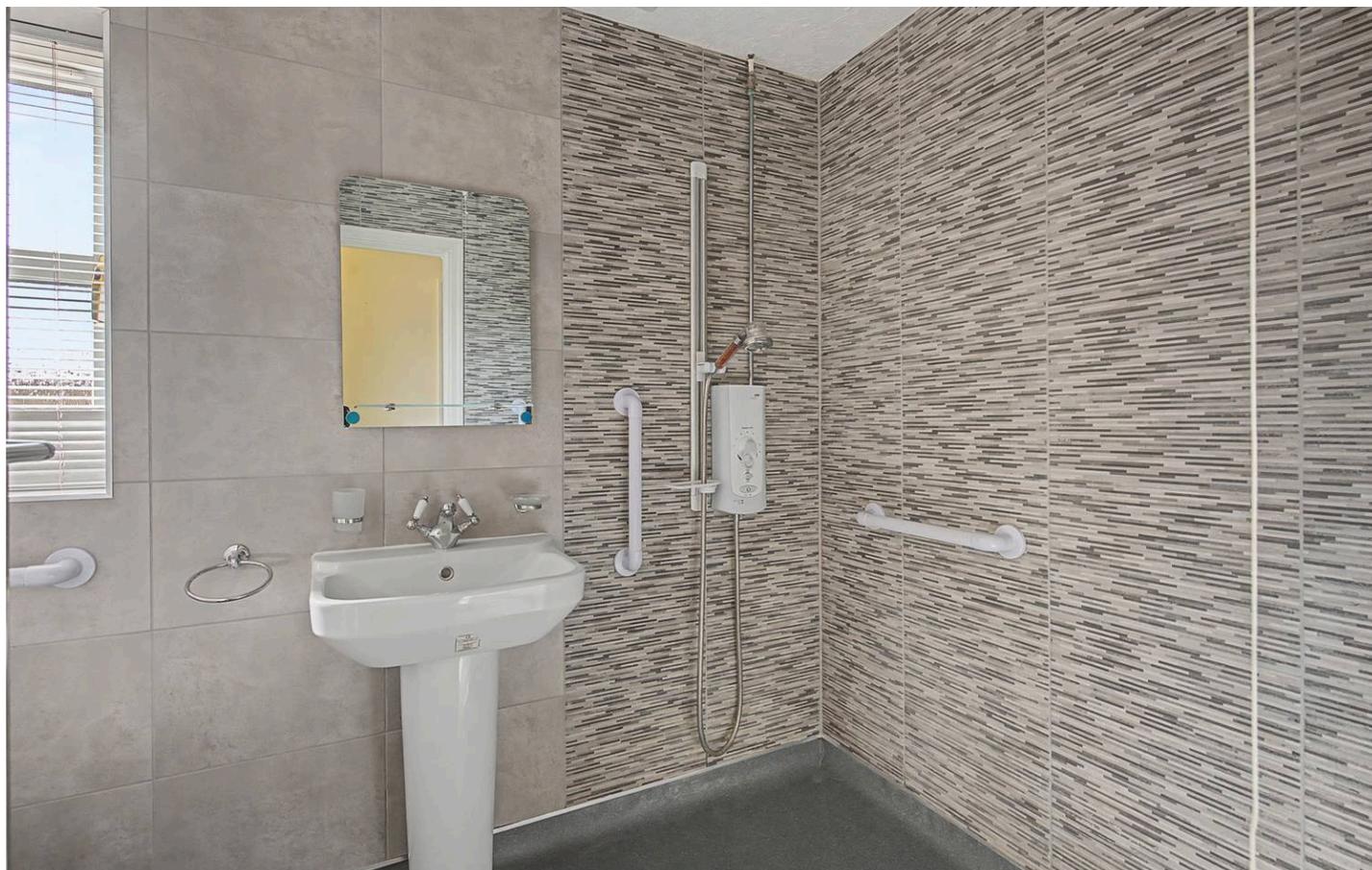
Being enclosed and laid to lawn with a paved patio area.

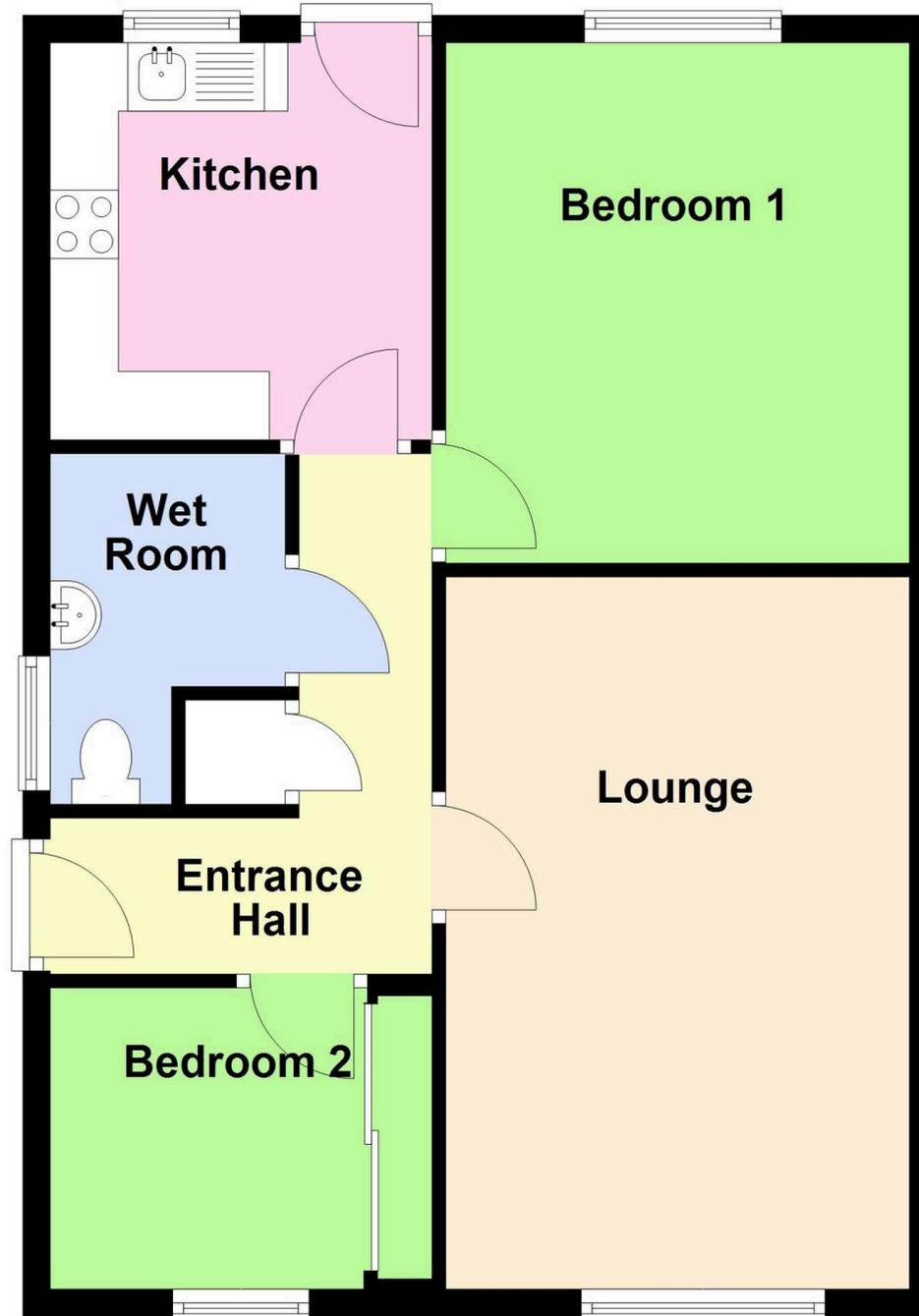
SERVICES

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.







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