



 **NEWTON**  
**FALLOWELL**

74 Boston Road, Spilsby – PE23 5HH

Offers Over £200,000

# 74 Boston Road

Spilsby

**A detached bungalow set on a generous corner plot on the outskirts of town, ideally positioned with convenient access to the A16. Offered with *no onward chain*, the property provides excellent potential for modernisation and personalisation throughout.**

The accommodation includes: porch, entrance hall, lounge, dining room, kitchen, rear entrance, three bedrooms, bathroom and separate WC.

Outside, the property benefits from a lawned front garden, driveway with off-road parking, garage, and an enclosed rear garden, making it an excellent opportunity for buyers seeking a home to make their own.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





#### **ACCOMMODATION**

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

#### **PORCH**

With further part glazed door & side screen to the:

#### **ENTRANCE HALL**

Having built-in cupboards.

#### **LOUNGE**

19' 3" x 13' 11" (5.88m x 4.23m)

Having windows to front & side elevations, coved & textured ceiling, wall light points and gas fire with wooden surround.

#### **DINING ROOM**

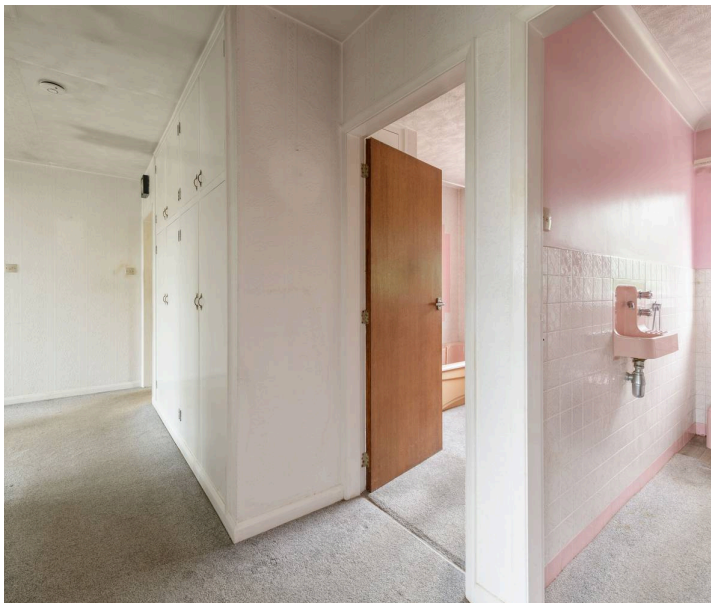
11' 0" x 10' 9" (3.36m x 3.28m)

Having window to side elevation, sliding doors to rear elevation & garden and coved & textured ceiling.

#### **KITCHEN**

11' 10" x 11' 5" (3.60m x 3.47m)

Having window to rear elevation, tile effect flooring, tiled floor and built-in cupboard housing gas fired boiler providing for warm air heating (untested). Fitted with a range of base & wall units with work surfaces comprising: stainless steel sink inset to work surface, cupboards & drawers under, space & plumbing for automatic washing machine to side. Work surface return with cupboards under, cupboards over and space for electric cooker to side. Further work surface with cupboards & drawers under, cupboards over.





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### REAR ENTRANCE

With glazed door to rear elevation & garden.

### BEDROOM ONE

13' 2" x 12' 6" (4.02m x 3.82m)

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

### BEDROOM TWO

13' 0" x 10' 8" (3.96m x 3.25m)

Having window to rear elevation, coved ceiling and built-in wardrobe.

### BEDROOM THREE

10' 8" x 7' 7" (3.26m x 2.31m)

Having window to front elevation and built-in cupboard.

### BATHROOM

8' 8" x 6' 10" (2.63m x 2.08m)

Having window to rear elevation, heated towel rail, tiled walls, built-in airing cupboard, panelled bath with electric shower fitting over and pedestal hand basin.

### SEPARATE WC

Having window to rear elevation, coved & textured ceiling, part tiled walls, close coupled WC and wall mounted hand basin.





#### **EXTERIOR**

To the front of the property there is a large lawned garden with borders & concrete hardstanding. A driveway provides off-road parking and leads to the:

#### **GARAGE**

Having up-and-over door and glazed door to side.

#### **REAR GARDEN**

Being enclosed and majority laid to concrete with a wall stocked border and a further lawned garden to the side.

#### **THE PLOT**

The property occupies a plot of approximately 0.21 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 boiler serving warm air heating (untested) and the property is double glazed. The current council tax is band D.



### 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.





Total area: approx. 121.0 sq. metres (1302.2 sq. feet)

## Newton Fallowell Estate Agents

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