



 **NEWTON**  
**FALLOWELL**

57 Holmes Road, Stickney – PE22 8AZ  
£175,000

## 57 Holmes Road

Stickney, Boston

This detached bungalow presents an excellent opportunity to own a residence in the desirable area of Stickney, located north of Boston.

The property comprises two spacious bedrooms, providing comfortable accommodation and a full bathroom serves the home which has been designed for convenience and functionality. There is a fitted kitchen, a lounge and garden room within the property, offering flexible living and dining options to suit individual preferences and requirements.

To the front of the property there is a driveway providing off-road parking leading to a detached garage. The inclusion of a south facing, private and not overlooked rear garden enhances the appeal of this bungalow, delivering a secluded outdoor space for relaxation or gardening pursuits.

Heating is provided via electric heaters, ensuring comfort throughout the year. Offered on a freehold basis, this residence presents a practical and appealing living environment within a sought-after locality. This property's layout and features are designed to offer both flexibility and convenience to its future owners.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F





## ACCOMMODATION

Part glazed front entrance door through to the:

### ENTRANCE LOBBY

Having window to front elevation, tiled floor, door to lounge and opening to the:

### LOUNGE

17' 10" x 12' 6" (5.44m x 3.81m)

Having bow window to front elevation, coved ceiling, electric heater, wood effect laminate flooring and brick-built open fireplace with tiled hearth.

### KITCHEN

10' 0" x 7' 9" (3.05m x 2.36m)

Having window & part glazed door to side elevation, electric heater and tiled floor. Fitted with a range of base & wall units with work surfaces & upstands comprising: 1 1/4 bowl ceramic sink with drainer & mixer tap inset to work surface, cupboards, space & plumbing for automatic washing machine under. Further work surface with space for electric cooker, cupboards under, cupboards, glazed display units & cooker hood over. Further glazed display wall cupboards.



## INNER HALL

### BEDROOM ONE

10' 9" x 9' 7" (3.28m x 2.92m)

Having sliding doors to rear elevation, coved ceiling, electric heater and wood effect laminate flooring.

### BEDROOM TWO

12' 8" x 9' 3" (3.86m x 2.82m)

Having window to side elevation, coved ceiling, wood effect laminate flooring and sliding doors to the:

### GARDEN ROOM

9' 7" x 8' 4" (2.92m x 2.54m)

Having windows to both side elevations, sliding doors to rear elevation & garden and tiled floor.





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## EXTERIOR

To the front of the property there is a lawned garden with borders and a driveway providing off-road parking which extends down the side of the property to the:

## GARAGE

Of brick construction and having up-and-over door, light, power and service door to rear garden. We are advised that the garage has a new power supply from the mains electrics in the bungalow to the garage which allows the use of a hot tub or appliances alike.

## REAR GARDEN

Being enclosed and laid to lawn with a paved patio.

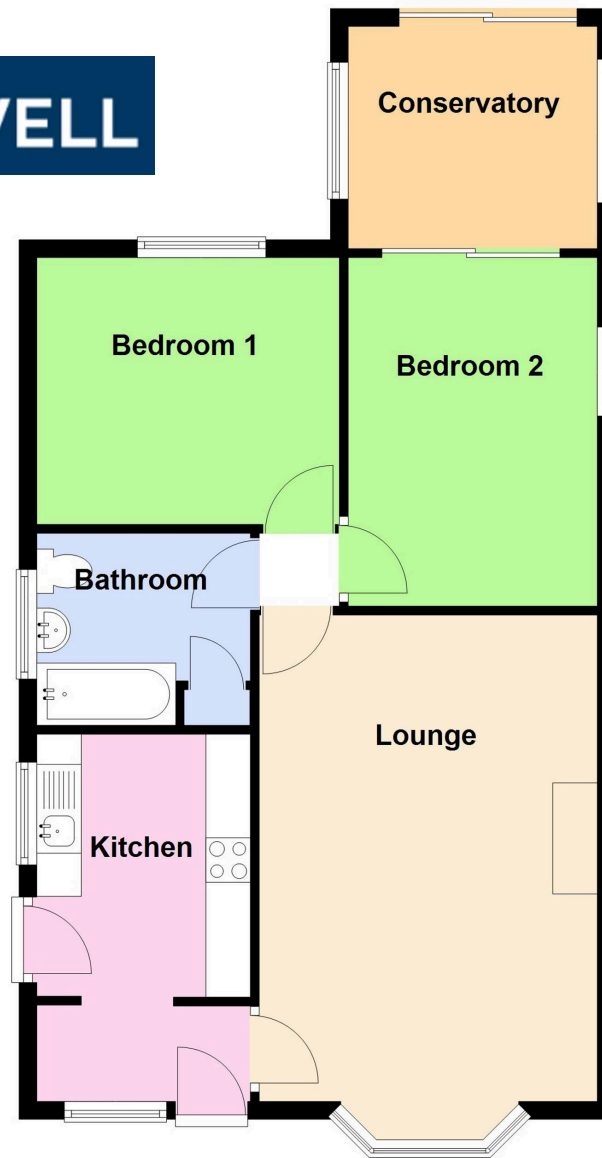
## SERVICES

The property has mains electricity, water and drainage connected. Heating is via electric heaters and the property has new triple glazed windows throughout. 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.





Total area: approx. 67.3 sq. metres (724.7 sq. feet)

## Newton Fallowell Estate Agents

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