



Honeybun, Hagnaby Lock, Stickney, Boston, PE22 8BP



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Freehold

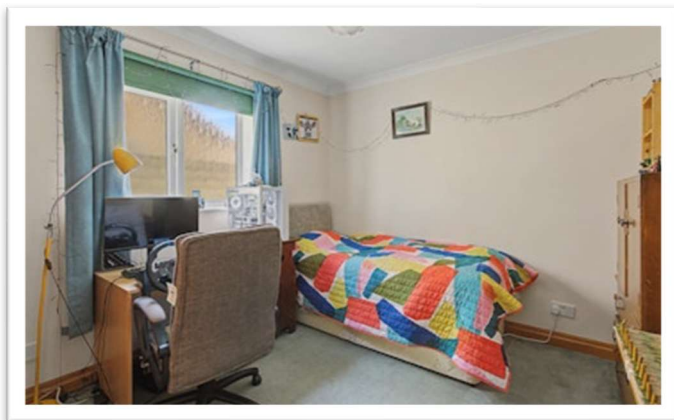
£300,000



Key Features

- Detached bungalow
- Three bedrooms
- Lounge & dining room
- Breakfast kitchen & rear entrance utility
- Cloakroom, en-suite & four piece bathroom
- Ample off-road parking & Nissen hut
- Plot approx. 0.25 acre (STS)
- Semi-rural with open views to front & rear
- EPC rating TBC





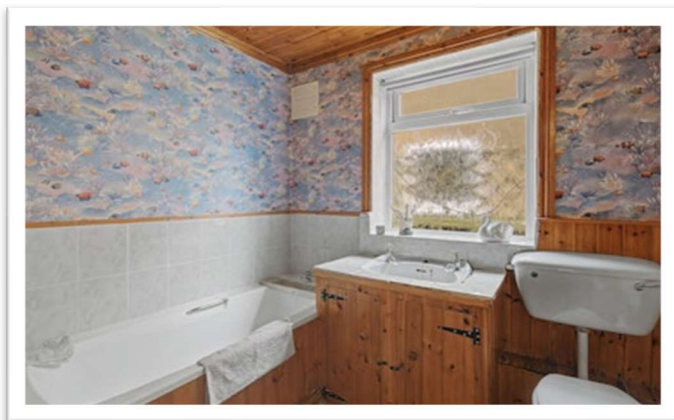
A charming detached bungalow set on a generous plot of approximately 0.25 acre, subject to survey, enjoying a peaceful semi-rural setting with attractive open views to both the front and rear.

The property offers over 1,200 square feet of well-presented and versatile accommodation, comprising a welcoming porch leading into the entrance hall, a dining room and a fitted breakfast kitchen. To the rear there is a useful entrance/utility area with cloakroom off and a spacious lounge overlooking the rear garden with far-reaching countryside views beyond.

The bungalow features a master bedroom with an en-suite shower room, two further well-proportioned bedrooms and a family bathroom with a separate shower.

Externally, the property stands within lawned gardens and benefits from an extensive driveway providing ample off-road parking and hardstanding, together with a Nissen hut offering useful storage or workshop space.

Additional benefits include oil-fired central heating, double glazing and solar panels. Offered for sale with NO ONWARD CHAIN.



ACCOMMODATION

Part glazed side entrance door through to the:

ENTRANCE PORCH

Having windows to front, side & rear elevations, coved ceiling and part glazed door to the:

ENTRANCE HALL

Having coved ceiling, radiator and access to roof space.

DINING ROOM

4.54m x 3.88m (14'11" x 12'8")

Having box bay window to front elevation, coved ceiling and radiator.

BEDROOM TWO

3.49m x 3.03m (11'5" x 9'11")

Having window to front elevation, coved ceiling, radiator, fitted wardrobes to one wall, further fitted wardrobe with drawers.



 **NEWTON FALLOWELL**





BEDROOM THREE

3.44m x 3.08m (11'4" x 10'1")

Having window to side elevation, coved ceiling and radiator.

BATHROOM

Having window to side elevation, radiator, shower enclosure with mixer shower fitting, panelled bath, low level WC and pedestal hand basin.

DINING KITCHEN

4.84m x 3.36m (15'11" x 11'0")

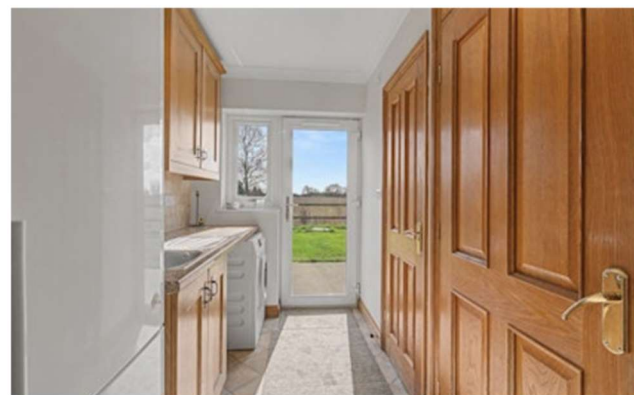
Having window to side elevation, coved ceiling and tile effect flooring with underfloor heating. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl composite sink with drainer & mixer tap inset to work surface, cupboards & integrated dishwasher under, cupboard & plate rack with shelving over. Work surface return with inset electric induction hob, cupboards & drawers under, cupboards & concealed extractor over, tall unit to side housing integrated electric double oven & microwave, drawer under, cupboard over. Further work surface with cupboards under & breakfast table to one side, cupboards, glazed display units & open-ended shelving over. Work surface return with cupboards & drawers under, glazed display units & drawers over, tall units to side. Opening to the:

REAR ENTRANCE UTILITY

Having glazed door & windows to rear elevation, coved ceiling, tile effect flooring with underfloor heating, airing cupboard housing hot water cylinder with shelving, work surface with tiled splashback, inset stainless steel sink & drainer, space & plumbing for automatic washing machine & cupboards under, cupboards over.

CLOAKROOM

Having window to side elevation, coved ceiling, underfloor heating, extractor, close coupled WC and wall mounted hand basin.



LOUNGE

4.83m x 4.47m (15'10" x 14'7")

(max) Having windows to front & side elevations, french doors to side elevation, coved ceiling and underfloor heating.

BEDROOM ONE

3.66m x 3.88m (12'0" x 12'8")

(max L-shaped & wardrobes in addition) Having window to rear elevation, coved ceiling, underfloor heating, access to roof space, fitted wardrobes to one wall and wall display cabinets over double bed space.

EN-SUITE

Having coved ceiling, heated towel rail, underfloor heating, fully tiled walls, extractor, shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.

EXTERIOR

To the front of the property there is a lawned garden with borders. An extensive gravelled driveway extends down the side of the property and provides ample off-road parking & hardstanding.

NISSEN HUT

9.21m x 4.89m (30'2" x 16'0")

Having double doors, light and power.

GARDENS

To the rear of the property there is a concrete patio area, external oil fired boiler, oil storage tank, a lawned garden and a summerhouse.

To the side of the property there is a further large lawned garden.

THE PLOT

The property occupies a plot of approximately 0.25 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.



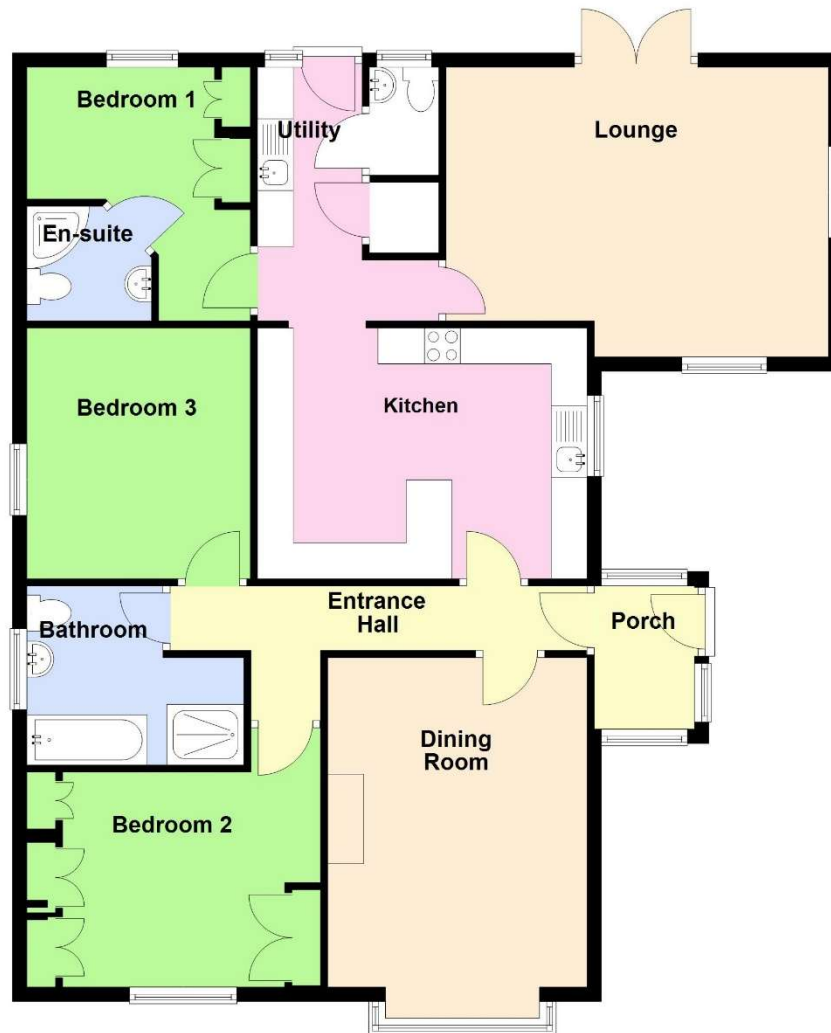


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Floorplan



Total area: approx. 119.3 sq. metres (1284.1 sq. feet)

SERVICES

The property has mains electricity and water connected. Drainage is to a septic tank. Heating is via an external oil fired boiler serving radiators and underfloor heating. The property is double glazed and the current council tax is band A. The property also has solar panels which are owned.

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

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