



33 Winston Gardens, Boston, PE21 9DF

 2  1  1

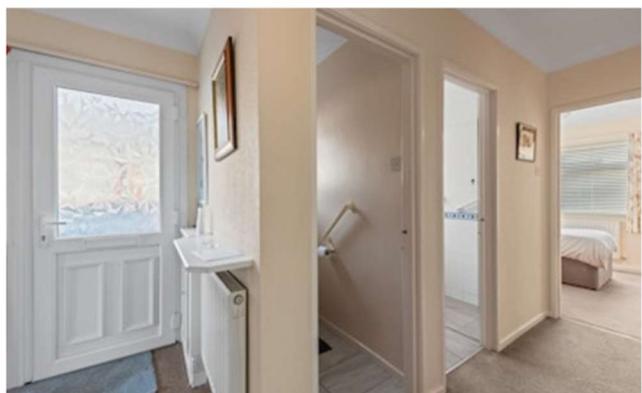
Freehold

£190,000



Key Features

- Detached bungalow
- Two bedrooms
- Lounge/diner & kitchen
- Wet room & separate WC
- Driveway providing off-road parking
- Low maintenance front & rear garden
- NO CHAIN
- EPC rating D





A detached bungalow in a sought after location. Having accommodation comprising: entrance hall, lounge/diner, kitchen, two bedrooms, wet room and separate WC. Outside the property has a low maintenance front garden, a driveway providing off-road parking and an enclosed low maintenance garden to the rear. The property benefits from gas central heating and double glazing. NO CHAIN

ACCOMMODATION

Part glazed side entrance door with side screen through to the:

ENTRANCE HALL

Having coved ceiling, radiator, access to roof space, built-in cupboard and further built-in cupboard housing gas fired boiler providing for both domestic hot water & heating.

LOUNGE/DINER

5.82m x 4.27m (19'1" x 14'0")

Having two windows to front elevation, further window to side elevation, coved ceiling, two radiators, serving hatch to kitchen and fireplace with marble back & hearth, inset living flame style gas fire and marble surround.

KITCHEN

3.28m x 2.51m (10'10" x 8'2")

Having window & part glazed door to side elevation and tile effect flooring. 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 under. Work surface return with inset electric hob, space & plumbing for automatic washing machine under and tall unit to side housing integrated electric oven with drawers under & cupboard over. Space for fridge with range of wall cupboards over. Further work surface with cupboards, space for tumble dryer, breakfast bar & radiator under, cupboards over.

BEDROOM ONE

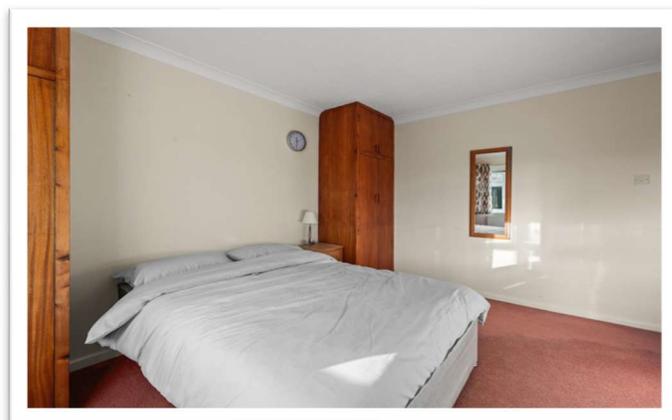
3.89m x 2.95m (12'10" x 9'8")

Having window to rear elevation, coved ceiling, radiator and two built-in wardrobes with overhead cupboards.

BEDROOM TWO

2.84m x 2.67m (9'4" x 8'10")

Having window to rear elevation, coved ceiling, radiator and built-in wardrobe with overhead cupboards.



WET ROOM

Having window to side elevation, heated towel rail, tiled floor, majority tiled walls, electric shower fitting and pedestal hand basin.

SEPARATE WC

Having window to side elevation, tiled floor and low level WC.

EXTERIOR

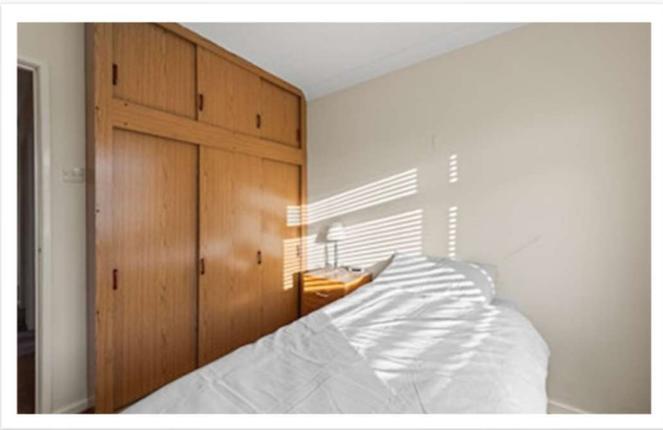
To the front of the property there is a low maintenance gravelled garden. A driveway provides off-road parking and there is access down the side of the property to the side entrance door and the:

REAR GARDEN

Being enclosed and laid to gravel for ease of maintenance with a garden shed which has light & power.

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 B.





 **NEWTON**
FALLOWELL

Floorplan



Total area: approx. 65.8 sq. metres (708.5 sq. feet)

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

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.

lifetime legal

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.

 **NEWTON FALLOWELL**

Newton Fallowell Boston (Sales)

01205 353100

boston@newtonfallowell.co.uk