NEWTON FALLOWELL

50a Lindis Road, Boston - PE21 9RT

£220,000

50a Lindis Road

Boston

A well-positioned detached bungalow occupying a good-sized plot on the outskirts of town. The property offers well-proportioned accommodation comprising entrance hall with useful store, lounge, conservatory, dining kitchen, two bedrooms, shower room and separate WC. Outside, a block-paved driveway provides ample off-road parking, while the enclosed rear garden offers a pleasant outdoor space. Further benefits include gas central heating, double glazing and solar panels.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

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ACCOMODATION
Part glazed side entrance door through to the:

ENTRANCE HALL
Having window to side elevation, coved ceiling, radiator and large cupboard with window to side elevation and housing the gas fired combination boiler providing for both domestic hot water & heating.

LOUNGE
18' 0" x 10' 11" (5.49m x 3.34m)
Having window to side elevation, coved ceiling, radiator and french doors with side screens through to the:

CONSERVATORY
14' 1" x 12' 11" (4.30m x 3.94m)
Of sealed unit double glazed uPVC frame construction with polycarbonate roof and having french doors to the rear garden and tiled floor.

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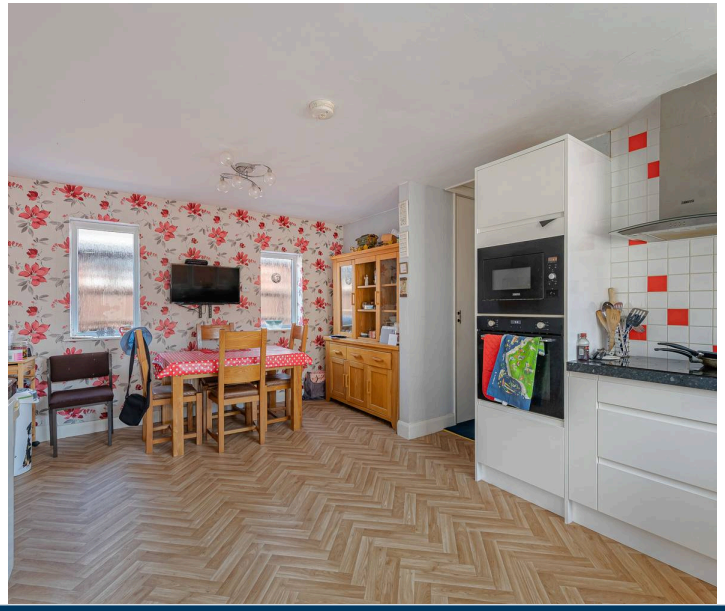
DINING KITCHEN

17' 11" x 12' 0" (5.46m x 3.66m)

Having two windows to side elevation, further window to other side elevation, radiator, wood effect flooring and access to roof space. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboards, space & plumbing for automatic washing machine under. Work surface return with inset electric hob, cupboard, drawers & space for dishwasher under, cupboards & extractor over. Tall unit to side housing integrated electric oven & microwave with cupboards under & over. Further work surface with cupboards under, cupboards over, tall unit to side and space for upright fridge/freezer with cupboard over.



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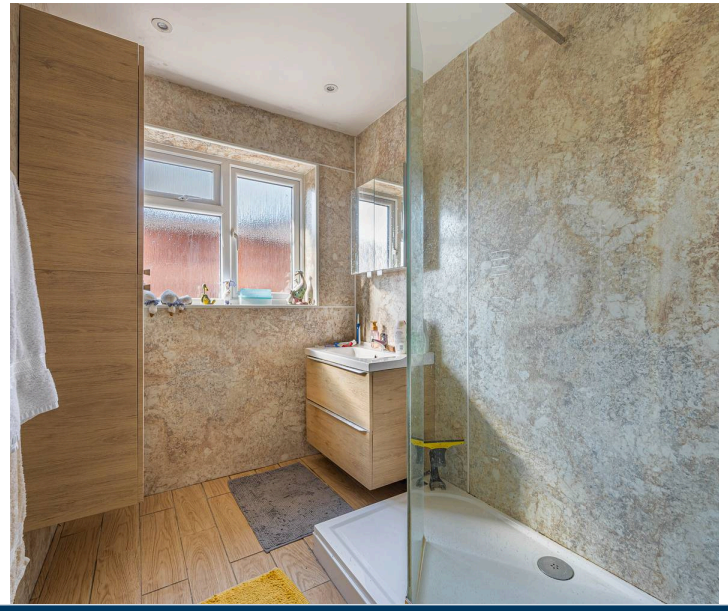

BEDROOM ONE
17' 11" x 13' 11" (5.46m x 4.25m)
Having two window to front and side elevations, coved ceiling and radiator.

BEDROOM TWO
14' 2" x 10' 11" (4.33m x 3.34m)
Having window to side elevation, coved ceiling and radiator.

SHOWER ROOM
Having window to side elevation, inset ceiling spotlights, heated towel rail, wood effect flooring, mermaid board walls, large walk-in shower enclosure with mixer shower fitting, wall mounted hand basin with drawers under and wall mounted tall storage unit.

SEPARATE WC
Having window to side elevation, coved ceiling, radiator, wood effect flooring and close coupled WC.

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EXTERIOR

To the front of the property there is a shaped lawn and established and well stocked borders. A block paved driveway provides ample off-road parking which extends down the side of the bungalow with gated access to the:

REAR GARDEN

Being enclosed and having a paved patio, lawned garden with borders, water feature, large garden shed with light & power and a concrete hardstanding seating area.

THE PLOT

The property occupies a plot of approximately 0.18 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 fired boiler serving radiators and the current council tax is band B. The property also has solar panels with a export / feed in tariff paying circa £1200 per annum which is transferable.

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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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Total area: approx. 109.5 sq. metres (1179.2 sq. feet)

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