



This well-presented three bedroom bungalow has been greatly improved and updated by the current vendors during their ownership, refurbishing it into a much loved and modern family home. Conveniently located only a short walk in one direction from the Witham Way Country Park and nature reserve with miles of beautiful riverside walks and the same distance in the opposite direction into the historic market town of Boston itself with a wide range of shops, schools and amenities, the property would be just as ideal for a couple as it would suit a family.

With a larger than average plot, the property comes into its own when friends and family get together during the summer, with a substantial and part-covered patio area, perfect for outdoor dining and an equally generous lawned garden.

The front of the property offers the space for multiple cars, with further parking space alongside the property to the rear, leading to a garage. The garden to the back is enclosed and is very private with only bungalows to the sides. A timber shed and potting shed are included within the asking price of the property. For buyers working to a restricted timescale, this property also has the benefit of being offered with no onward chain.

- Spacious & Well-Presented Three Bedroom Bungalow
- Substantially Updated By The Current Owners
- Lounge/Diner, Kitchen with Pantry and a Utility
- Bathroom and Separate Cloakroom
- Generous Rear Garden and Extensive Patio/Hard standing.
- Ample Off-Road Parking For Several Cars and Garage
- No Onward Chain
- uPVC Double Glazing, Gas-Fired Central Heating
- Tenure: Freehold. EPC 'D63'. Council Tax 'C'







Entrance – Via part-glazed composite front door into the:

Porch – With tiled floor, double-glazed side panel and part-glazed door into the:

Entrance Hall – The entrance hall includes a range of fitted storage units and wardrobes, two radiators and doors arranged off to:

Lounge/Diner 6.52m (21'5") into bay × 3.64m (11'11") – Featuring a double aspect with uPVC bay window to the front and two further windows to the side, radiator, feature fireplace and dining space with room for a dining table.

Kitchen 2.66m × 2.89m (8'9" × 9'6") – The updated kitchen includes a range of cupboard and drawers to both base and eye level, with work-surfaces over and with an inset stainless steel sink/drainers with single-lever, pull-out and directional mixer tap, four-ring gas hob with extractor canopy, stainless steel splashback and oven below. Tiling as appropriate, space for fridge/freezer and door through to the **Pantry** – Having window to the side and shelving.

Utility Room 2.04m × 3.08m (6'8" × 10'1") – With space for the several appliances, uPVC window to the rear and a uPVC obscure-glazed door to the side, leading to the patio and garden.

Bedroom One 3.72m (12'2" into bay) × 3.63m (11'11") – A generous double bedroom with uPVC window to the front and radiator.

Bedroom Two 3.04m × 2.71m (10' × 8'11") – Also a double bedroom having uPVC window to the side and radiator.

Bedroom Three 3.03m × 2.71m (9'11" × 8'11") – Bedroom three is a third double bedroom with uPVC window to the side.

Bathroom - The bathroom comprises a white suite of panel bath with mixer tap and shower attached, pedestal hand basin, radiator and tiling as appropriate.

Cloakroom – Low level WC, radiator, uPVC obscured window and part-tiled walls.

Outside

The front of the property is of a low-maintenance design, part-tiled and tarmac offering space for several vehicles and space for turning. There is an ornamental low wall to the front with decorative railing and gates to the side, with the tarmac extending to the **Garage 4.83m × 2.33m (15'10 × 7'9)**.

The rear of the property features an extensive paved patio, including a useful sheltered seating area directly off the utility room. The patio extends up to the fenced and gated garden which is equally generous and an excellent size for buyers with pets or small children to consider. The garden has been laid to lawn and features a **garden shed 3.06m × 2.34m (10' × 7'8")** and a further **potting shed 2.31m × 1.71m (7'7" × 5'7")**







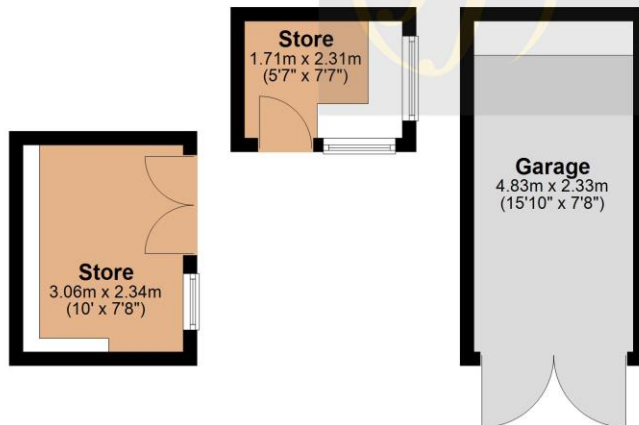
Ground Floor

Approx. 95.3 sq. metres (1025.3 sq. feet)
(excluding Lean-to)



Outbuildings to Rear

Approx. 22.3 sq. metres (240.5 sq. feet)



Total area: approx. 117.6 sq. metres (1265.7 sq. feet)

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Plan produced using PlanUp.

NOTE: All measurements are approximate and should be used as a guide only. None of the services connected, fixtures or fittings have been verified or tested by the Agent and as such cannot be relied upon without further investigation by the buyer.

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