



# Whitegate Main Road

Stickney, Boston

Set in a desirable village setting and occupying a generous plot with an attractive open view to the rear, this detached bungalow offers spacious and versatile accommodation throughout.

The internal layout comprises a porch leading into the entrance hall, a comfortable lounge, cosy snug and a well-proportioned dining kitchen, ideal for both everyday living and entertaining. There are also two bedrooms, a modern shower room and a practical rear entrance providing additional convenience.

Externally, the property enjoys ample off-road parking to the front, a garage and a fully enclosed rear garden, perfect for relaxing or enjoying the surrounding outlook. Further benefits include LPG heating and the addition of solar panels, enhancing the home's energy efficiency.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





## ACCOMMODATION

Glazed sliding doors to the:

## PORCH

Having further part glazed door with side screen through to the:

## ENTRANCE HALL

Having coved ceiling, radiator, laminate flooring and access to roof space.

## LOUNGE

15' 0" x 11' 4" (4.58m x 3.45m)

Having window to front elevation, radiator, brick-built fireplace with inset gas fire and archway to the:

## SNUG

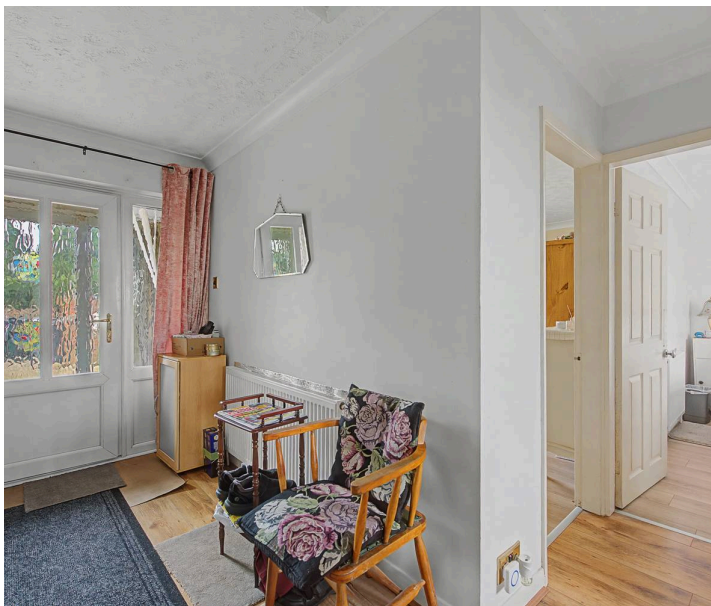
9' 2" x 7' 5" (2.80m x 2.26m)

Having window to rear elevation overlooking the rear entrance and radiator.

## DINING KITCHEN

16' 6" x 9' 11" (5.02m x 3.01m)

(max) Having window to rear elevation, coved ceiling, radiator, wood effect flooring and wall mounted gas fired LPG boiler (replaced in 2024) providing for both domestic hot water & heating. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer inset to work surface, cupboards, space & plumbing for automatic washing machine under. Work surface return with inset LPG hob, cupboards & drawers under, cupboards & concealed cooker hood over. Tall unit housing integrated electric oven with cupboards under & over. Further work surface with cupboard under & cupboard over.





 **NEWTON FALLOWELL**



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## EXTERIOR

To the front of the property there is gated access to a gravelled driveway which provides ample off-road parking leading to the:

## GARAGE

19' 5" x 14' 8" (5.93m x 4.48m)

Having up-and-over door, window to rear, solar panels controls, loft storage, light and power.

## REAR GARDEN

Being enclosed and majority laid to lawn with borders. Having a summerhouse, garden shed and LPG storage tank.

## THE PLOT

The property occupies a plot of approximately 0.14 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 electricity, water and drainage connected. Heating is via a LPG fired boiler (replaced in 2024) serving radiators and the current council tax is band C. The property has sixteen solar panels which have a feed in tariff.

## VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.



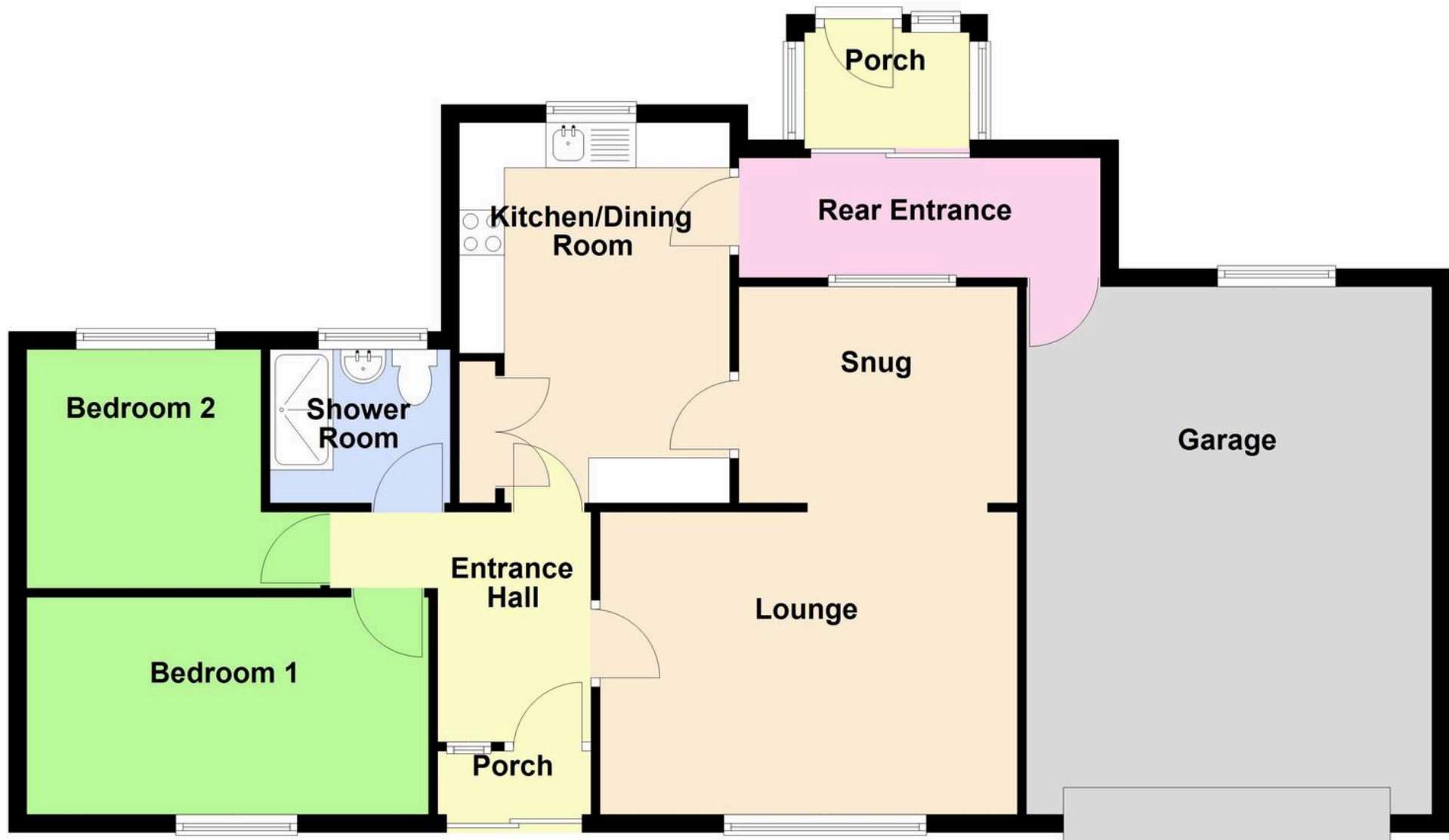
## LIFETIME LEGAL

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.

## 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.





Total area: approx. 103.4 sq. metres (1113.5 sq. feet)

## Newton Fallowell Estate Agents

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