



96 Eastwood Road

Boston

A Spacious Detached Bungalow with Open Rear Views

Situated on the outskirts of town, this well-presented detached bungalow enjoys open views to the rear and offers generously proportioned accommodation comprising an entrance hall, lounge, dining room with multi-fuel burner, fitted kitchen, three bedrooms and bathroom. Outside, a driveway provides ample off-road parking, complemented by a garage, large workshop and enclosed rear garden. Further benefits include gas central heating and double glazing. NO CHAIN

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





ACCOMMODATION

Part glazed entrance door with side screen through to the:

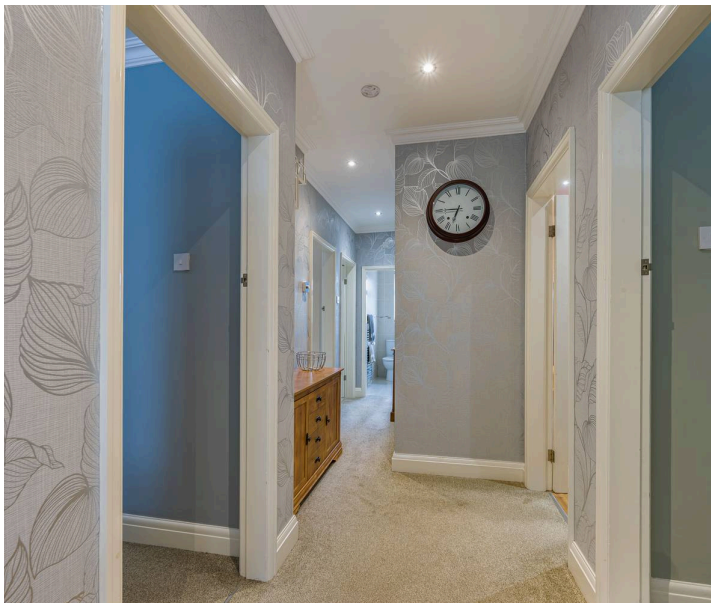
ENTRANCE HALL

Having coved ceiling with inset ceiling spotlights, radiator and built-in storage cupboard.

LOUNGE

13' 3" x 10' 3" (4.03m x 3.13m)

(max) Having bay window to front elevation, window to side elevation, coved ceiling, radiator and fireplace with marble back & hearth and gas fire.



BEDROOM ONE

12' 9" x 9' 11" (3.89m x 3.01m)

(max) Having bay window to front elevation, coved ceiling, radiator and feature cast iron fireplace.

BEDROOM TWO

10' 0" x 8' 7" (3.04m x 2.62m)

Having window to rear elevation, coved ceiling and radiator.





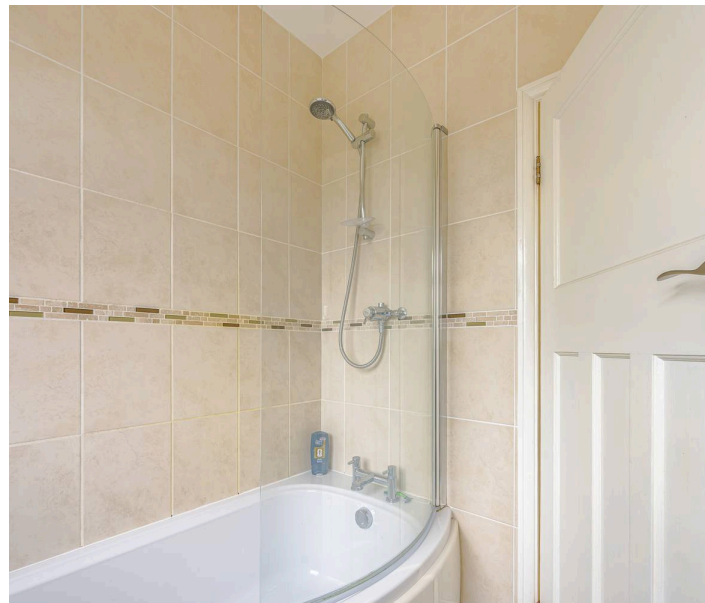
BEDROOM THREE

8' 8" x 8' 5" (2.65m x 2.57m)

Having window to side elevation, coved ceiling and radiator.

BATHROOM

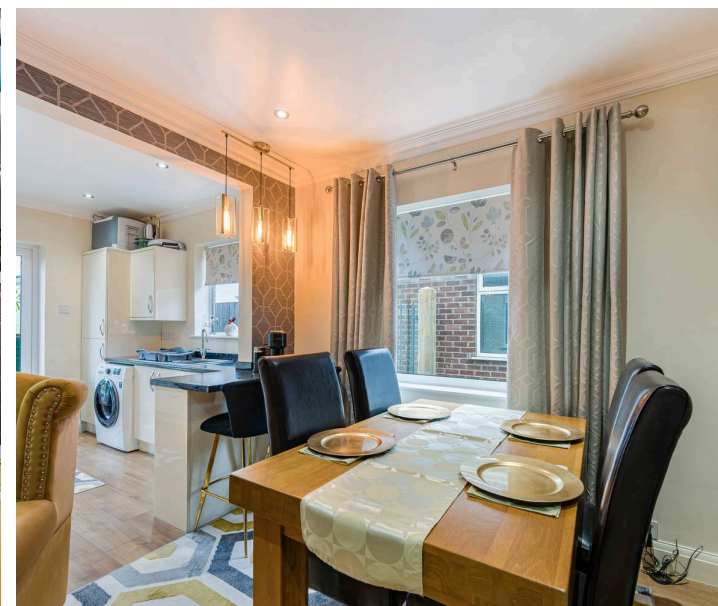
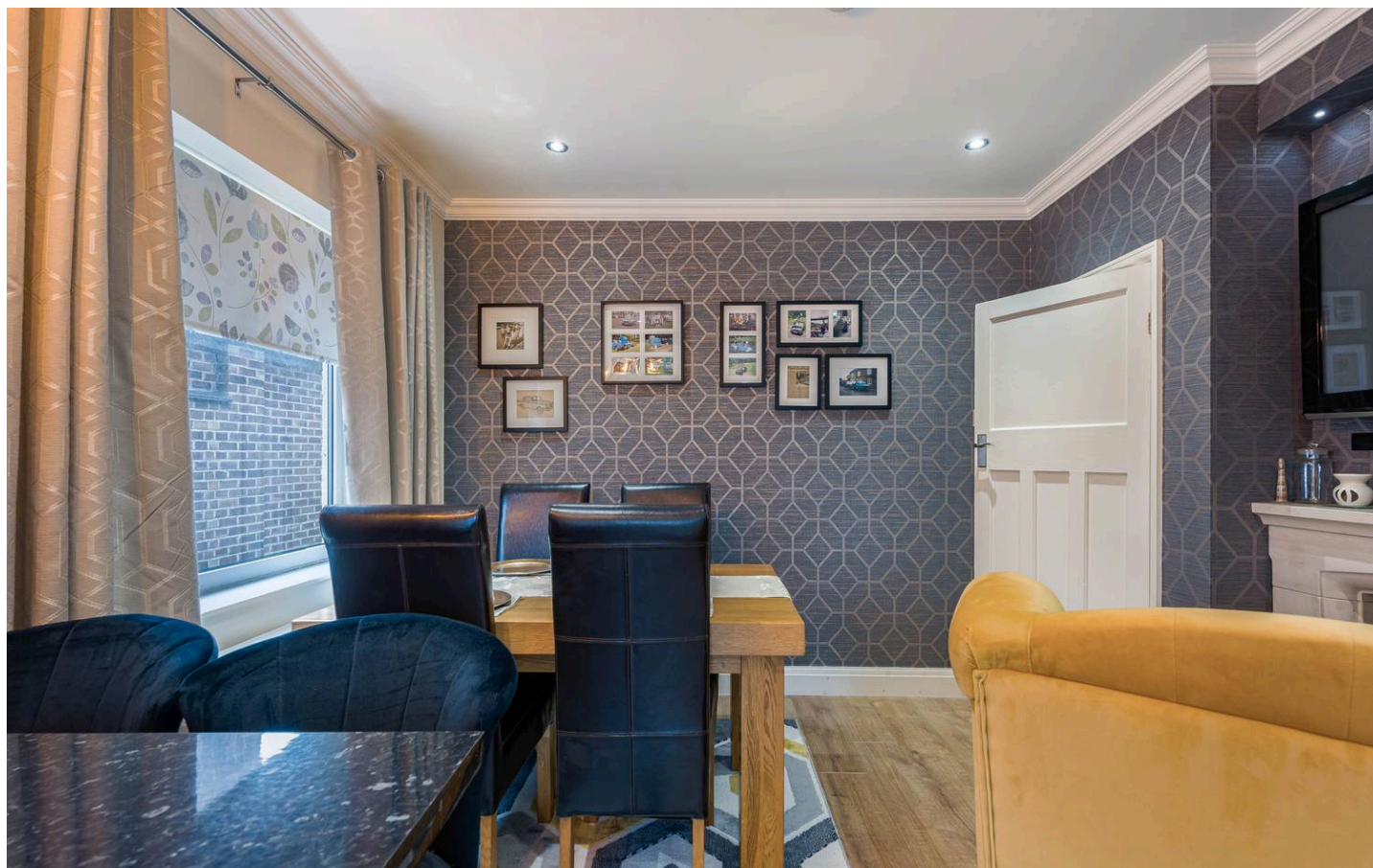
Having window to rear elevation, inset ceiling spotlights, heated towel rail, tiled walls, tiled floor, extractor, panelled bath with mixer shower fitting & anti-splash screen over, close coupled WC and pedestal hand basin.



DINING ROOM

11' 9" x 9' 5" (3.57m x 2.86m)

Having window to side elevation, coved ceiling, radiator and fireplace with multi-fuel burner. Open to the:





KITCHEN

9' 10" x 8' 11" (2.99m x 2.71m)

Having window to side elevation, french doors to rear elevation & garden, coved ceiling with inset ceiling spotlights, wood effect flooring and access to roof space. Fitted with a range of base & wall units with work surfaces & upstands comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards, space & plumbing for automatic washing machine & integrated dishwasher under, cupboard over, tall unit to side housing gas fired combination boiler providing for both domestic hot water & heating with Hive control system. Work surface return with cupboard under & breakfast bar to one side. Further work surface with inset gas hob, integrated electric oven, cupboards & drawers under, cupboards & extractor over, tall unit to side housing integrated fridge & freezer.



EXTERIOR

To the front of the property there is a large gravelled area which provides ample off-road parking. A driveway to the side of the property leads to gated access to a block paved area and the:

GARAGE

13' 11" x 7' 9" (4.23m x 2.35m)

Of brick construction and having up-and-over door and double doors to rear for vehicular access.

REAR GARDEN

Being enclosed and having a large paved patio with established borders, shaped lawn with borders and a garden shed. There is also access to a further gravelled area from the rear garden and garage which leads to the:

WORKSHOP

23' 0" x 12' 10" (7.01m x 3.92m)

Of galvanised steel construction with a roller door, concrete floor and lighting.

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 C.



NEWTON FALLOWELL



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Photographs taken by the owner of the property of the rear garden during the summer months.





Total area: approx. 66.3 sq. metres (713.5 sq. feet)

Newton Fallowell Estate Agents

Newton Fallowell Ltd, 26 Wide Bargate - PE21 6RX

01205353100 • boston@newtonfallowell.co.uk • www.newtonfallowell.co.uk/boston

