



Manager's Notes

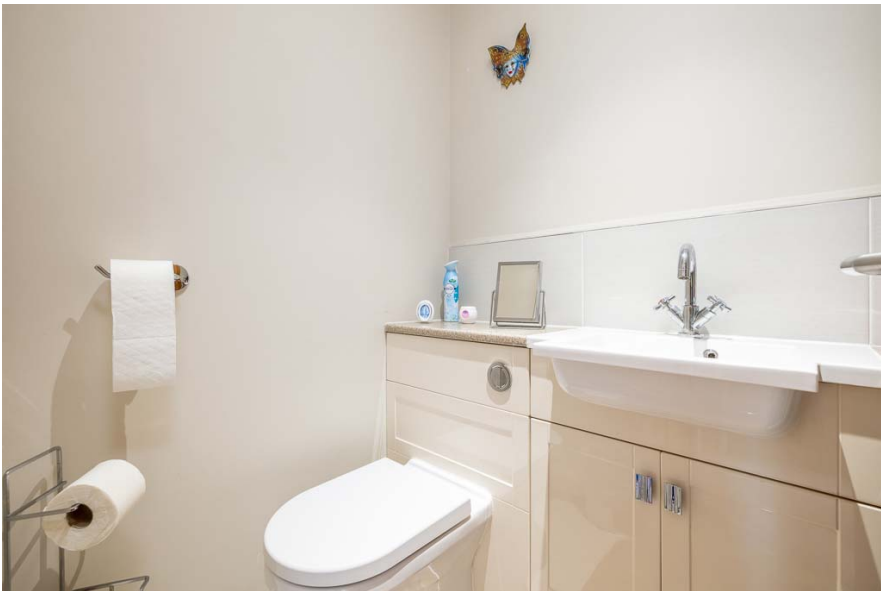
When looking for a bungalow in Boston, a couple of sought-after areas come to mind and as any Estate Agent will tell you, the attractive Somersby Way is definitely considered to be one of those areas.

In addition to an obviously desirable location, the buyer of this beautiful Fred Peck built property will also benefit from the considerable improvements that the current owner has carried out over the last couple of years. This includes a gas-fired central heating boiler fitted June '26, carpets and flooring, soffits, fascias and guttering and a new garage door. All the walls are a lovely light neutral tone to appeal to all tastes which complements the modern dining kitchen and lovely bathroom and cloakroom. The landscaped gardens are a further indication of the care and effort of the vendors and the rear offers ample room for the addition of a sun lounge or conservatory off the kitchen perhaps in the future.

For anyone wanting a new bungalow but struggling to find one in the right location, this established property with its superb presentation and contemporary feel could be the perfect choice.

- Immaculately Presented Detached Bungalow
- Sought-After Residential Location
- Built By Well-Respected Local Builder Fred Peck
- Improved By The Current Owner, Including New Gas Boiler, Carpets, Soffits & Fascias
- Generous Driveway and 27ft Garage/Workshop
- Gas-Fired Central Heating & uPVC Double Glazing
- Tenure: Freehold. Council Tax 'D'. EPC 'D 58'







Entrance – via uPVC entrance door into the: **Porch 1.46m x 1.15m (4'9" x 3'9")** - Having a useful built-in storage cupboard and an internal door leading through to the entrance hall.

Entrance Hall – **2.64m x 3.61m (8'8" x 11'10")** – A spacious central hallway with archway giving access to the loft via a pull-down ladder, the loft being partially boarded for additional storage. Also having a boiler cupboard with Worcester Bosch boiler (fitted June 2026). Double panel radiator and doors arranged off to:

Lounge – **5.47m x 4.10m (17'11" x 13'5")** – The lounge features a double-aspect with a large window to the front, together with a further side-facing window, allowing for an abundance of natural light. Complemented by two double panel radiators.

Kitchen/Dining Room – **3.39m x 5.54m (11'1" x 18'2")** - Fitted with a comprehensive range of base and wall-mounted units with work surfaces and including wine rack and glass-fronted display cabinet. One-and-a-half bowl stainless steel style sink/drain. Integrated appliances include a four-ring gas hob with extractor canopy and eye level oven and grill. Further space for a fridge freezer together with plumbing for both a washing machine and dishwasher, tiled flooring and tiled splashbacks as appropriate. Double radiator, two rear-facing windows overlooking the garden and a uPVC double glazed door leading to the rear porch/ boot room.

Bedroom 1 – 3.38m x 4.64m (11'1" x 15'3") - A generous double bedroom overlooking the rear garden, the master bedroom benefits from a built-in seven-door wardrobe suite to one wall and radiator.

Bedroom 2 – 3.33m x 3.58m (10'11" x 11'9") – Similar to bedroom one, this is a well-proportioned second double bedroom with a window to the front elevation and radiator.

Shower Room – The shower room has two windows to the side and comprises a lovely contemporary suite of vanity unit with wash hand basin and concealed flush WC, walk-in shower enclosure with updated high-quality tray, both a heated towel rail and radiator plus shaver point.

Additional WC – In keeping with the main shower room, the cloakroom features a modern white suite comprising vanity unit with concealed-flush WC and wash hand basin, together with a heated towel rail, picture light and extractor fan.

Outside – The property is approached via a generous driveway with turning bay, providing ample off-road parking for several vehicles and access to the:

Garage/ Workshop 8.47m x 3.29m max (27'10" x 10'10" max. – at nearly 28ft long, the garage has ample space both for a car and workspace at the end. Benefitting from a recently replaced up/over door to the front. Gas and electric meters, power, lighting, cold water tap and window and door to the rear garden.

Both the front and rear gardens have been attractively landscaped with the front garden comprising low maintenance gravel, edged and interspersed with plants, trees and shrubs adding structure to the front and some welcome screening.

A footpath extends alongside the property to provide gated access to the enclosed garden and with only neighbouring bungalows to the rear, it feels really quite private. The garden has been beautifully maintained and combines paved seating areas with shaped lawn, interspersed and bordered with plants, trees and shrubs and complemented with outside lighting. Our vendors inform us that the garden shed is also included in the sale.









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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