



No.27

This well-presented established three-bedroom detached bungalow is ideally situated within a popular residential location, conveniently positioned for buyers looking to be within convenient access to Pilgrim Hospital as well as well-regarded primary schools such as Tower Road and St Marys and Boston High School.

Offered for sale with no onward chain, the property has been a much-loved family home since the 1970s and has been thoughtfully enhanced over the years, including an extension in 1978 which is the current lounge and the addition of a generous conservatory in 2004, creating versatile and well-proportioned accommodation suitable for both growing families and couples alike. Being a bungalow, the three reception rooms and three bedrooms can easily be adapted to suit the personal needs and lifestyles of many different buyers. The bungalow has a spacious dining kitchen, and so the dining room could be used as a large double bedroom if preferred and the smaller bedroom a study perhaps?

Externally, the property benefits from ample off-road parking, a garage, and a private, well-established rear garden. A rare opportunity to acquire a well-maintained home with further scope for personalisation in a sought-after setting.

EPC - D

Council Tax Band -C

Heating - Mains Gas

Drainage - Connected to Mains



Entrance Hall - A part glazed door opens into an **Entrance Porch** with Karndean oak coloured herringbone flooring, with a further door leading into the main accommodation

Kitchen/Dining Room 2.89m x 4.84m (9'6" x 15'11") Continuation of the Karndean oak coloured herringbone flooring with a double-glazed window to the rear aspect. Fitted with a range of oak fronted drawer and cupboard units at both base and eye level with worksurfaces over, incorporating a stainless-steel sink unit with mixer tap and splashback tiling. Integrated appliances include a washing machine, dishwasher, fridge, freezer, Neff electric fan oven and gas hob with extractor over. A dresser style unit provides additional storage with plate rack and glazed display cupboards. A stable style uPVC door gives side access and double doors open through to the dining room.

Dining Room 5.06m x 3.25m (16'7" x 10'8") A versatile reception room with double glazed windows to the front and side aspects and a radiator. Originally the main lounge prior to the 1978 extension, this room could readily serve as an additional double bedroom if required.



Lounge 4.59m x 3.65m (15'1" x 12') A comfortable main reception room with double glazed window to the side aspect and radiator. An attractive fireplace houses a living flame effect gas fire with marble back panel and surround, complemented by wall and ceiling light points. Sliding doors open through to the conservatory.

Conservatory 3.89m x 5.59m (12'9" x 18'4") A particularly spacious addition of brick and uPVC construction with French doors to the side aspect, ceramic tiled flooring and ceiling light/fan. A range of windows with fitted blinds allow for excellent natural light, making this an ideal additional sitting or garden room. A sliding door leads through to the cloakroom.

Cloakroom/WC 1.55m x 1.78m (5'1" x 5'10") Fitted with a low flush WC, modern wash basin with cupboard beneath and a panel heater.

Inner Hallway

Bedroom One 2.97m x 3.94m (9'9" x 12'11") Positioned to the front with double glazed window and radiator. Fitted with a comprehensive range of built-in bedroom furniture including wardrobes with hanging rails and shelving, eye level cupboards, bedside units and dressing table.

Bedroom Two 2.89m x 3.30m (9'6" x 10'10") With double glazed window to the rear aspect, radiator and fitted bedroom furniture including wardrobes, cupboards and coordinating bedside units.

Bedroom Three 2.97m x 2.00m (9'9" x 6'7") With double glazed window to the front aspect, radiator and built-in wardrobe with shelving and cupboards above. An ideal single bedroom, nursery or study.

Shower Room - A well-appointed and fully tiled suite, recently refurbished and benefiting from underfloor heating. Comprising a walk-in double shower with fixed shower and additional hose, low flush WC and wash basin with storage above and below, along with an illuminated mirrored vanity cupboard. Heated towel rail and double-glazed window to the rear aspect.

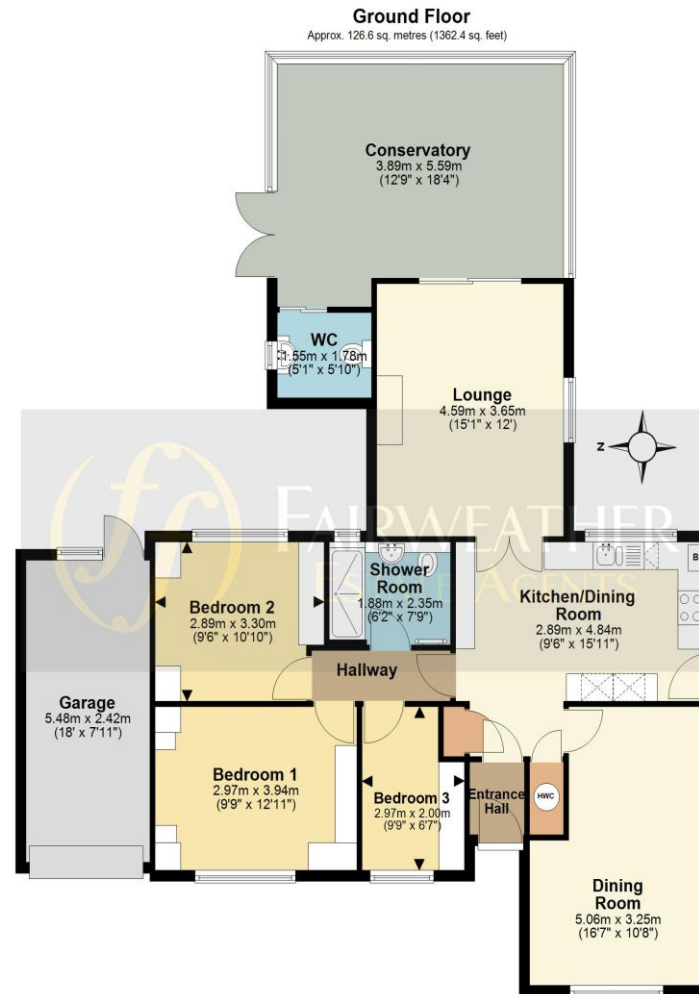
Outside

Garage 5.48m x 2.42m (18' x 7'11") With up and over door, power and lighting, together with door and window to the rear.

To the front of the property, a block paved driveway provides ample off-road parking alongside a low maintenance gravelled garden with established shrubs and planting. The attractive rear garden is a nice feature, being enclosed and well maintained with lawn, patio seating areas and paved pathways. Well-stocked borders offer a variety of mature plants, trees and shrubs, while additional side areas are paved for ease of maintenance and incorporate a timber shed and a nature pond, creating a pleasant and private setting for outdoor enjoyment.







Note: All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent. All properties are offered subject to contract or formal lease.

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