



74 Boston Road, Spilsby, PE23 5HH



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Freehold

£235,000



Key Features

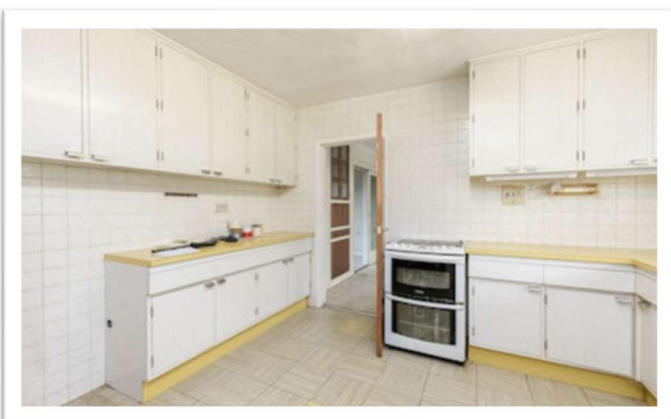
- Detached bungalow
- Three bedrooms
- Lounge & dining room
- Driveway & garage
- Gardens to front, side & rear
- In need of updating throughout
- Good size corner plot
- EPC rating E – NO CHAIN





A detached bungalow set on a generous corner plot on the outskirts of town, ideally positioned with convenient access to the A16. Offered with no onward chain, the property provides excellent potential for modernisation and personalisation throughout.

The accommodation includes: porch, entrance hall, lounge, dining room, kitchen, rear entrance, three bedrooms, bathroom and separate WC. Outside, the property benefits from a lawned front garden, driveway with off-road parking, garage, and an enclosed rear garden, making it an excellent opportunity for buyers seeking a home to make their own.



ACCOMMODATION

Part glazed front entrance door with side screens through to the:

PORCH

With further part glazed door & side screen to the:

ENTRANCE HALL

Having built-in cupboards.

LOUNGE

5.88m x 4.23m (19'4" x 13'11")

Having windows to front & side elevations, coved & textured ceiling, wall light points and gas fire with wooden surround.

DINING ROOM

3.36m x 3.28m (11'0" x 10'10")

Having window to side elevation, sliding doors to rear elevation & garden and coved & textured ceiling.



KITCHEN

3.6m x 3.47m (11'10" x 11'5")

Having window to rear elevation, tile effect flooring, tiled floor and built-in cupboard housing gas fired boiler providing for warm air heating (untested). Fitted with a range of base & wall units with work surfaces comprising: stainless steel sink inset to work surface, cupboards & drawers under, space & plumbing for automatic washing machine to side. Work surface return with cupboards under, cupboards over and space for electric cooker to side. Further work surface with cupboards & drawers under, cupboards over.

REAR ENTRANCE

With glazed door to rear elevation & garden.

BEDROOM ONE

4.02m x 3.82m (13'2" x 12'6")

Having window to front elevation, coved ceiling and built-in wardrobe.

BEDROOM TWO

3.96m x 3.25m (13'0" x 10'8")

Having window to rear elevation, coved ceiling and built-in wardrobe.

BEDROOM THREE

3.26m x 2.31m (10'8" x 7'7")

Having window to front elevation and built-in cupboard.

BATHROOM

2.63m x 2.08m (8'7" x 6'10")

Having window to rear elevation, heated towel rail, tiled walls, built-in airing cupboard, panelled bath with electric shower fitting over and pedestal hand basin.



SEPARATE WC

Having window to rear elevation, coved & textured ceiling, part tiled walls, close coupled WC and wall mounted hand basin.

EXTERIOR

To the front of the property there is a large lawned garden with borders & concrete hardstanding. A driveway provides off-road parking and leads to the:

GARAGE

Having up-and-over door and glazed door to side.

REAR GARDEN

Being enclosed and majority laid to concrete with a wall stocked border and a further lawned garden to the side.

THE PLOT

The property occupies a plot of approximately 0.21 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 gas, electricity, water and drainage connected. Heating is via a gas boiler serving warm air heating (untested) and the property is double glazed. The current council tax is band D.

VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.



Floorplan



Total area: approx. 121.0 sq. metres (1302.2 sq. feet)



Newton Fallowell Spilsby

01790 755222

spilsby@newtonfallowell.co.uk

AGENT'S NOTES

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