



75 Kingsway

Boston

Situated on a generous plot in a popular residential location on the outskirts of town, this well-presented detached bungalow offers comfortable, single-storey living with excellent outdoor space. The accommodation comprises a welcoming entrance hall, spacious lounge, fitted kitchen, separate dining room, two bedrooms and a bathroom. Outside, the property enjoys ample off-road parking to the front, while the enclosed rear garden provides a private and attractive space to relax, entertain or indulge in gardening. Further benefits include gas central heating and double glazing, making this an ideal home for those looking to downsize, retire or simply enjoy the convenience of bungalow living.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





ACCOMMODATION

Part glazed front entrance door through to the:

ENTRANCE HALL

Having radiator and built-in airing cupboard housing hot water cylinder.

LOUNGE

14' 0" x 11' 5" (4.26m x 3.48m)

Having window to front elevation, french doors with windows to either side to rear elevation, radiator and fireplace with inset living flame style electric fire.

KITCHEN

10' 0" x 8' 4" (3.04m x 2.55m)

Having window to rear elevation, coved ceiling and wood effect flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer & mixer tap and electric hob inset to work surface, integrated electric oven, cupboards, space & plumbing for automatic washing machine under, cupboards & extractor over. Further work surface with cupboards & drawers under, cupboards over and space for upright fridge/freezer to side. Opening to the:

DINING ROOM

10' 3" x 9' 6" (3.12m x 2.89m)

Having window to side elevation, part glazed door with side screen to side elevation, sliding doors to rear elevation & garden, radiator and wood effect flooring.





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BEDROOM ONE

12' 8" x 9' 7" (3.86m x 2.93m)

Having windows to front & side elevations, coved ceiling and radiator.

BEDROOM TWO

9' 5" x 8' 6" (2.86m x 2.58m)

Having window to rear elevation and radiator.

BATHROOM

5' 7" x 5' 4" (1.69m x 1.63m)

Having two windows to side elevation, coved ceiling, heated towel rail, part tiled walls and tile effect flooring.

Fitted with a suite comprising: panelled bath with electric shower fitting & anti-splash screen over, close coupled WC and pedestal hand basin.





EXTERIOR

To the front of the property there is a large gravelled area which provides ample off-road parking. Gated access to the:

REAR GARDEN

Being enclosed and having a covered seating area adjacent to the lounge, footpaths, paved patio, granite chip seating area, lawned garden beyond with borders and a paved area with two garden sheds.

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 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.



LIFETIME LEGAL

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AGENT'S NOTES

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Total area: approx. 69.8 sq. metres (751.0 sq. feet)

Newton Fallowell Estate Agents

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