



**FOR
SALE**
**NEWTON
FALLOWELL**
01205 353100
newtonfallowell.co.uk

36 Linley Drive

Boston

DETACHED BUNGALOW • POPULAR LOCATION • TWO BEDROOMS • GARAGE • NO CHAIN

A detached two-bedroom bungalow occupying a pleasant position in a popular residential location just off London Road, on the outskirts of town. The accommodation comprises a kitchen, lounge, conservatory, inner hall, two bedrooms and bathroom with separate shower. Outside, there is a front garden, driveway providing off-road parking, garage and enclosed rear garden. The property benefits from gas central heating, double glazing and is offered for sale with **NO CHAIN**.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

 **NEWTON FALLOWELL**





ACCOMMODATION

Part glazed side entrance door with side screen to the:

KITCHEN

15' 10" x 8' 5" (4.82m x 2.57m)

Having window to rear elevation overlooking the conservatory, inset ceiling spotlights, radiator and wood effect flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl ceramic sink with drainer & mixer tap inset to work surface, cupboards, space for dishwasher under. Work surface return with inset gas hob, integrated electric oven, cupboards & drawers under, extractor & shelving over. Further work surface return with cupboards under, cupboards & glazed display units over, tall unit to side.



LOUNGE

18' 3" x 12' 0" (5.57m x 3.67m)

Having window to side elevation, coved ceiling with moulded ceiling rose, radiator and wood effect flooring. Bi-fold doors to the:

CONSERVATORY

22' 9" x 9' 6" (6.93m x 2.89m)

Of sealed unit double glazed uPVC frame construction on brick walls with polycarbonate roof. Having french doors to rear garden, door to garage and tiled floor.



NEWTON FALLOWELL





INNER HALL

Having wood effect flooring and built-in cupboard.

BEDROOM ONE

12' 11" x 9' 5" (3.93m x 2.86m)

Having windows to front & side elevations, radiator, wood effect flooring and built-in wardrobes.

BEDROOM TWO

10' 3" x 8' 11" (3.13m x 2.71m)

Having window to front elevation, radiator, wood effect flooring and built-in wardrobes.

BATHROOM

7' 10" x 5' 10" (2.40m x 1.79m)

Having window to side elevation, radiator, wood effect flooring, part tiled walls, fully tiled shower enclosure with shower fitting, panelled bath, close coupled WC and pedestal hand basin.



EXTERIOR

To the front of the property there is an established garden. A driveway provides off-road parking and there is gated access through to the side of the property and the:

GARAGE

16' 0" x 8' 3" (4.88m x 2.51m)

Having electric roller door, light and power.

REAR GARDEN

Being enclosed and having a paved patio with a gate through to an established garden planted with various plants & shrubs and having a further paved seating area and a pergola.

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

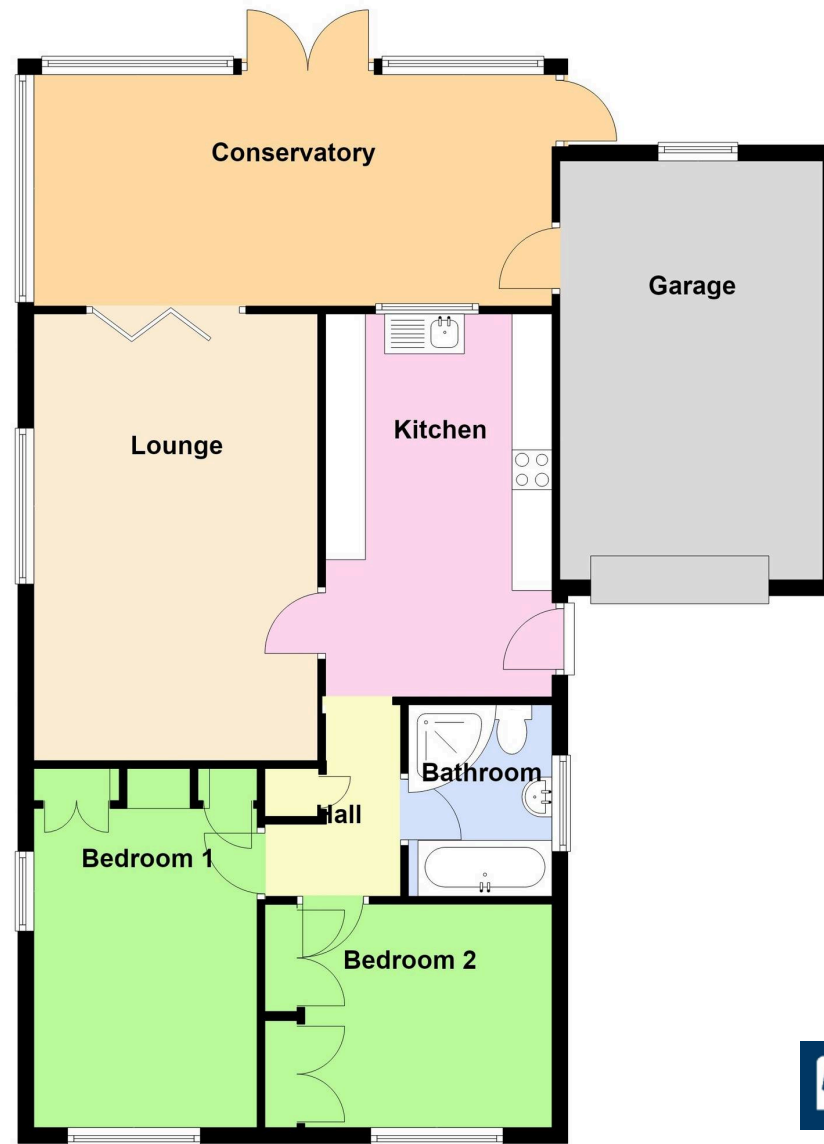
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £72 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.





 **NEWTON FALLOWELL**





Total area: approx. 104.8 sq. metres (1128.2 sq. feet)

Newton Fallowell Estate Agents

Newton Fallowell Ltd, 26 Wide Bargate - PE21 6RX

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

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property.