

NEWTON FALLOWELL

Leisure, Cut End Road, Fishtoft - PE22 0QZ

£400,000

Leisure, Cut End Road

Fishtoft, Boston

A detached bungalow enjoying a peaceful semi-rural setting, extensive grounds of approximately 1.7 acres and far-reaching open views to both the front and rear.

The well-proportioned accommodation comprises an entrance hall, lounge with multi-fuel burner, dining room, breakfast kitchen, rear entrance/utility, two bedrooms, bathroom with separate shower and a separate WC.

Outside, an in-and-out driveway provides ample off-road parking, while the private garden includes a summerhouse and shed, with a further paddock/garden area featuring additional outbuildings and fruit trees & bushes. A particular feature is the mature wooded area, providing an abundance of established trees and a wonderful sense of privacy and seclusion.

Council Tax band: C

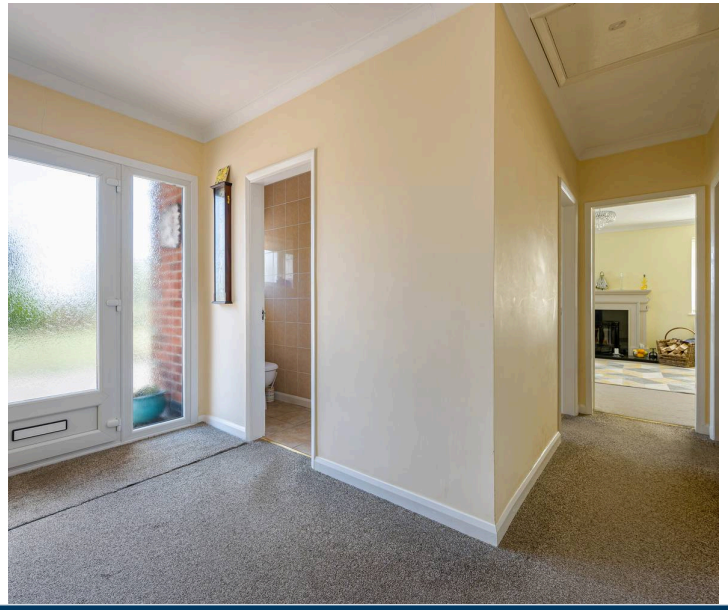
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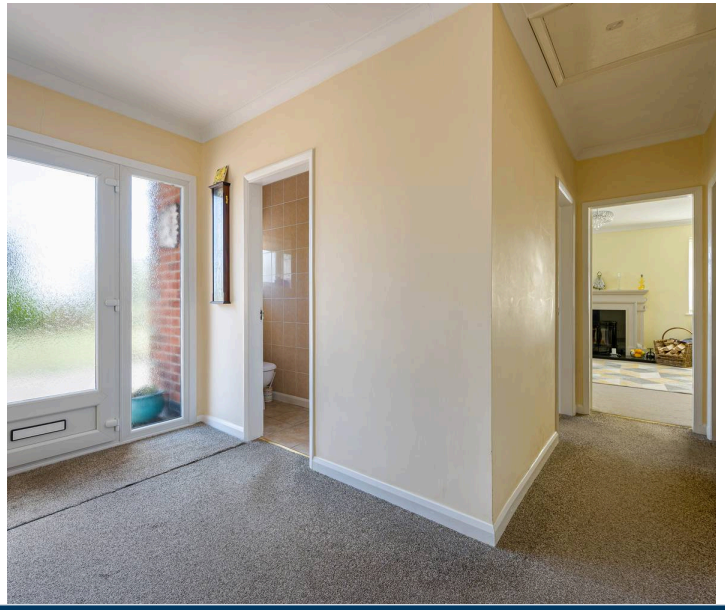
EPC Rating: D

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ACCOMMODATION
Part glazed front entrance door with side screen through to the:

ENTRANCE HALL
Having coved ceiling, radiator and access to roof space.

LOUNGE
19' 8" x 13' 11" (5.99m x 4.25m)
Having windows to front & side elevations, coved ceiling, two radiators and fireplace with multi-fuel burner. Archway to the:

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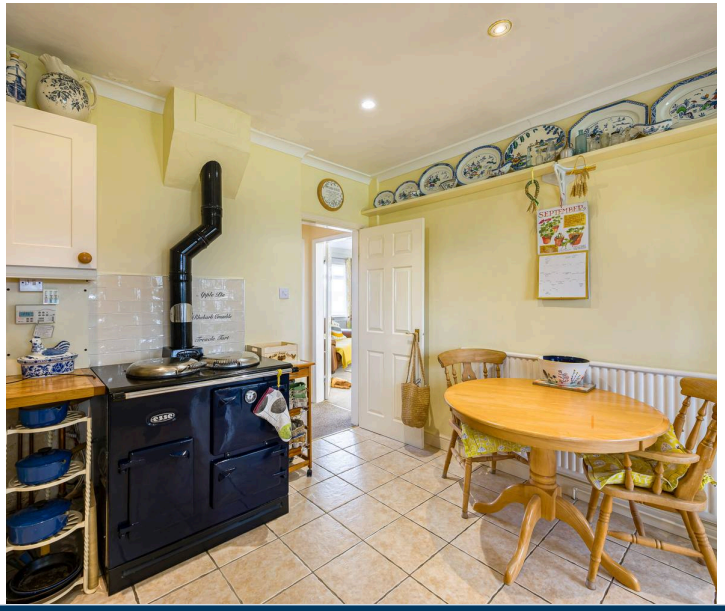
DINING ROOM
13' 11" x 11' 9" (4.25m x 3.59m)
Having window & sliding doors to rear elevation, coved ceiling and oak flooring with underfloor heating.

BREAKFAST KITCHEN
11' 11" x 11' 8" (3.64m x 3.55m)
Having window to rear elevation, coved ceiling with inset ceiling spotlights, radiator and tiled floor. 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 under. Work surface return with inset electric hob, integrated electric oven, cupboards & drawers under, concealed extractor, cupboards & glazed display units over. Further work surface return with cupboard under, cupboards over and Esse oil fired cooker & boiler providing for central heating.

REAR ENTRANCE UTILITY
10' 2" x 6' 8" (3.10m x 2.03m)
Of sealed unit double glazed uPVC construction on brick walls with fibreglass roof. Having door to garden, tiled floor, space & plumbing for automatic washing machine.







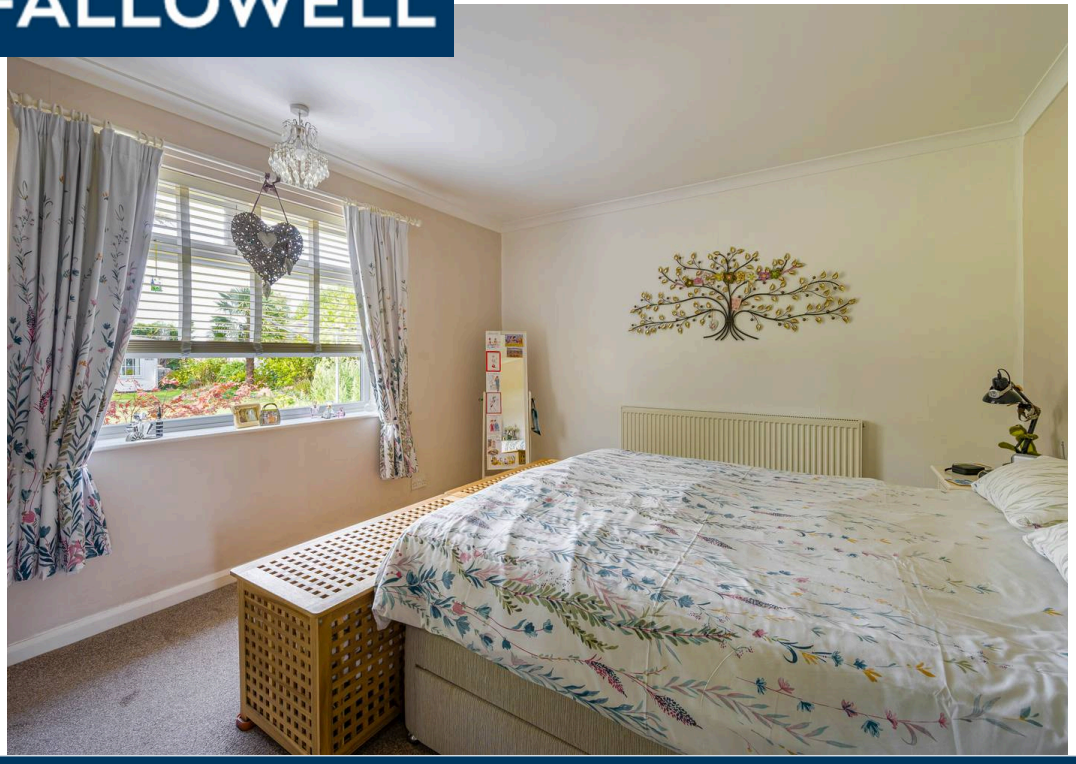
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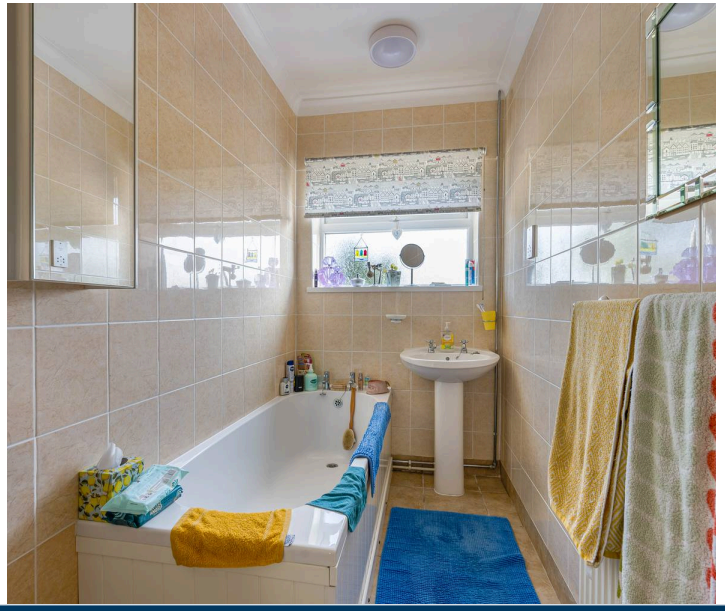
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BEDROOM ONE
14' 0" x 11' 11" (4.26m x 3.64m)
Having window to rear elevation, coved ceiling and radiator.

BEDROOM TWO
13' 0" x 10' 11" (3.95m x 3.32m)
Having window to front elevation, coved ceiling and radiator.

BATHROOM
Having window to front elevation, coved ceiling, radiator, tiled walls, tiled floor and shaver point. Fitted with a suite comprising: shower enclosure with mixer shower fitting, panelled bath and pedestal hand basin.

SEPARATE WC
Having window to front elevation, coved ceiling, tiled floor, tiled walls, close coupled WC and wall mounted hand basin.

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EXTERIOR
To the front of the property there is a lawned garden. An in-and-out driveway provides off-road parking.

REAR GARDEN
To the rear of the property there is a private garden area which is lawned with mature trees including fig, pomegranate & silver birch. There is also a summerhouse, garden shed and a 2,500L oil tank. There is a further grassed paddock/garden area with various sheds, conifers, polytunnel etc. There is also an allotment are with a covered seating area with water, light & power and store off. The paddock area features a wide selection of fruit trees including cherry, sweet chestnut, blackcurrant, greengage, apple, pear etc. There is also a chicken coop if required. The wooded area has an abundance of trees including: medlar, damson, crab apple, pear, quince, cooking apples, hazelnut, oak, silver birch, willow, beech, rowan etc.

THE PLOT
The property occupies a plot of approximately 1.7 acres, 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.







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SERVICES

The property has mains electricity & water connected. Drainage is to a private system. Heating is via an oil 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.

AGENT'S NOTES

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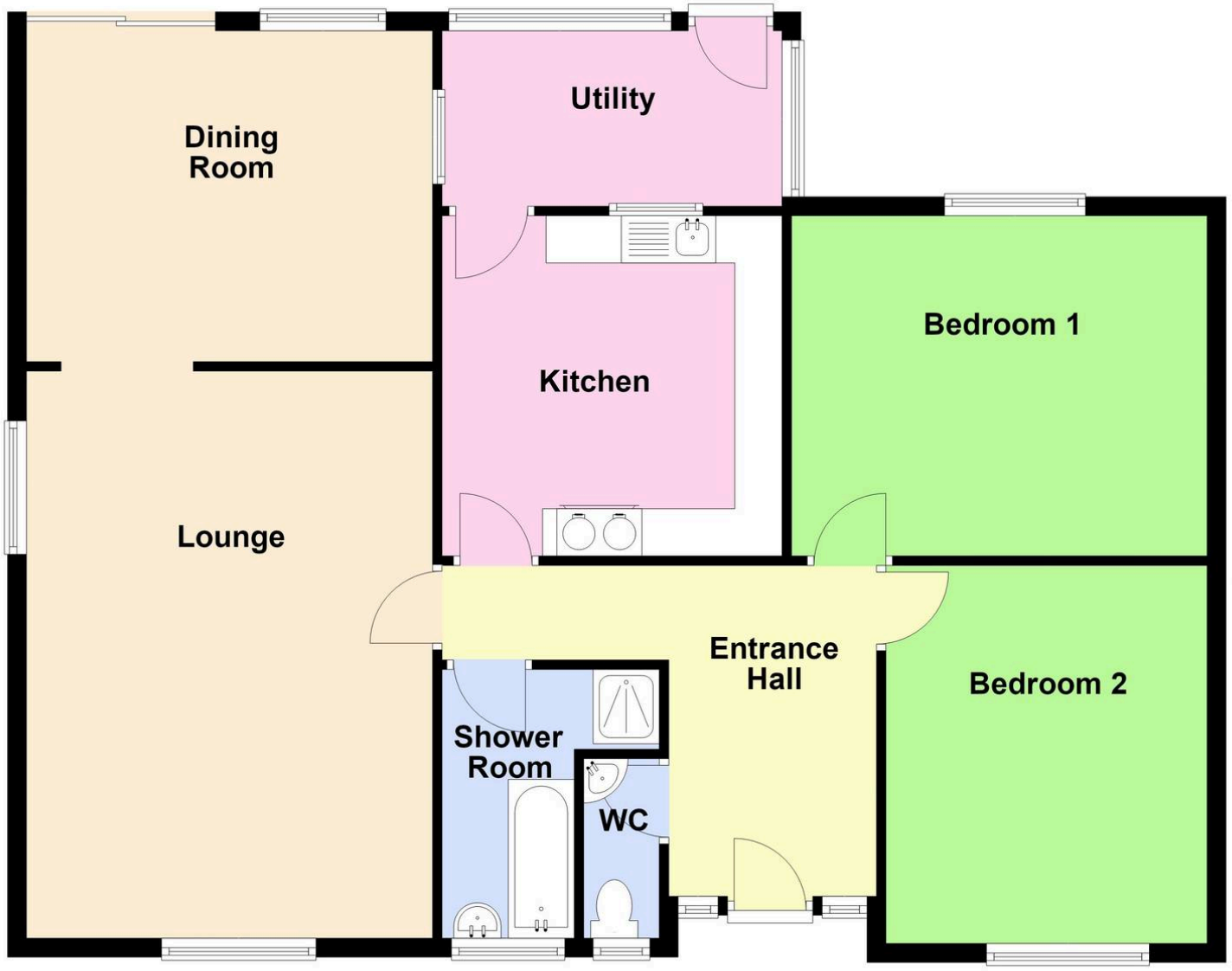




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Total area: approx. 110.3 sq. metres (1187.5 sq. feet)

Newton Fallowell Estate Agents

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