



 **NEWTON**
FALLOWELL

22 Amos Way, Sibsey – PE22 0SD
£250,000

22 Amos Way

Sibsey, Boston

Set on a desirable corner plot in the sought-after village of Sibsey, this attractive detached home offers generous and well-balanced accommodation ideal for modern family living. The ground floor comprises a welcoming entrance hall, a comfortable lounge, a separate dining room, a well-appointed kitchen, a practical utility room and a convenient cloakroom.

Upstairs, the property features a master bedroom with en-suite shower room, three further well-proportioned bedrooms and a family bathroom.

Externally, the home enjoys a block-paved driveway providing ample off-road parking, a garage and a private enclosed rear garden, ideal for relaxing or entertaining. Further benefits include gas central heating and double glazing throughout.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

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ACCOMMODATION

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

ENTRANCE HALL

Having coved ceiling, radiator, Karndean flooring and staircase rising to first floor.

LOUNGE

16' 5" x 11' 8" (5.01m x 3.55m)

Having bow window to front elevation, further window to side elevation, coved ceiling, radiator, Karndean flooring and fireplace with marble back & hearth, inset gas fire and wooden surround. Glazed double doors to the:

DINING ROOM

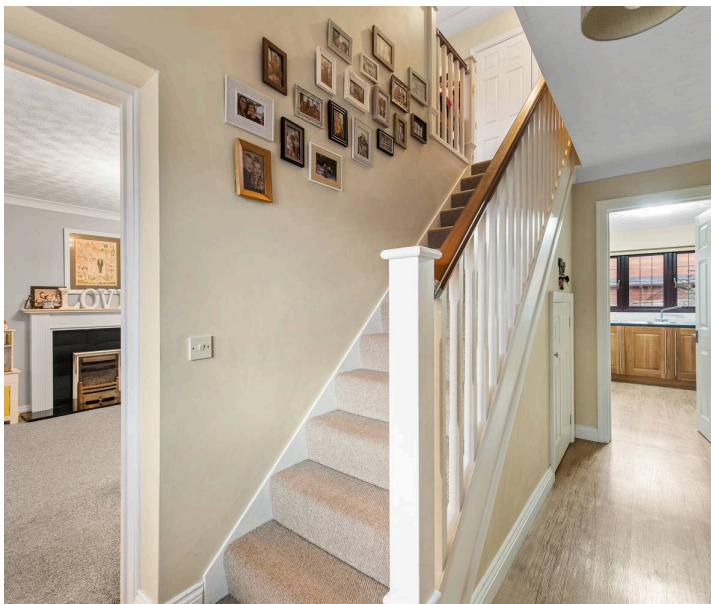
11' 6" x 10' 11" (3.51m x 3.32m)

Having french doors to rear elevation, coved ceiling, radiator and Karndean flooring.

KITCHEN

10' 11" x 10' 8" (3.32m x 3.26m)

Having window to rear elevation, radiator and Karndean flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards under, tall unit to side. Work surface return with inset gas hob, integrated electric double oven, cupboard & drawers under, cupboards & stainless steel extractor over.





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UTILITY

Having window to side elevation, part glazed door to side elevation, Karndean flooring, wall mounted gas fired boiler (new October 2025) providing for both domestic hot water & heating, work surface with space & plumbing for automatic washing machine & tumble dryer under, tall unit to side.

CLOAKROOM

Having window to side elevation, radiator, close coupled WC and hand basin.

FIRST FLOOR LANDING

Having radiator, access to roof space and built-in airing cupboard housing hot water cylinder with shelving.

MASTER BEDROOM

12' 11" x 11' 11" (3.94m x 3.62m)

Having window to front elevation, coved ceiling and radiator.

EN-SUITE

Having window to side elevation, heated towel rail, extractor, shower enclosure with power shower fitting, close coupled WC and hand basin inset to vanity unit with cupboard under.





BEDROOM TWO

12' 1" x 9' 0" (3.69m x 2.74m)

Having window to rear elevation and radiator.

BEDROOM THREE

11' 3" x 10' 6" (3.43m x 3.21m)

(max) Having window to rear elevation and radiator.

BEDROOM FOUR

11' 11" x 10' 2" (3.64m x 3.11m)

Having dormer style window to front elevation and radiator.

BATHROOM

Having window to rear elevation, heated towel rail, part tiled walls, extractor, shaver point and wood effect flooring. Fitted with a white suite comprising: panelled bath with shower fitting over, close coupled WC and pedestal hand basin.



EXTERIOR

To the front of the property there is a block paved driveway providing ample off-road parking and a gravelled area for additional parking.

GARAGE

Having up-and-over door, light and power.

REAR GARDEN

Being enclosed and having paved patios & footpaths, shaped lawns with borders and garden shed.

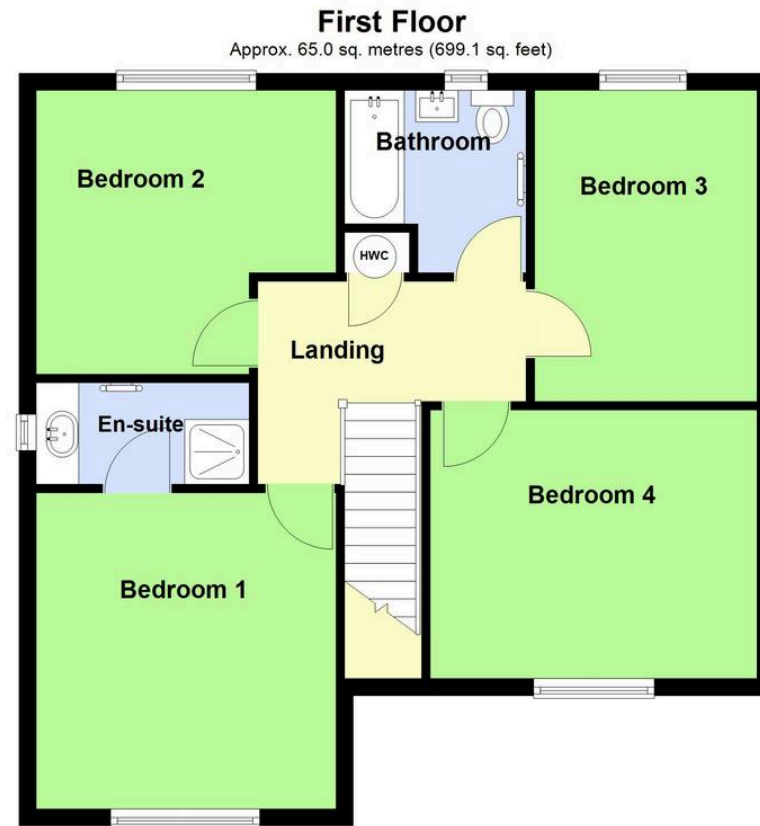
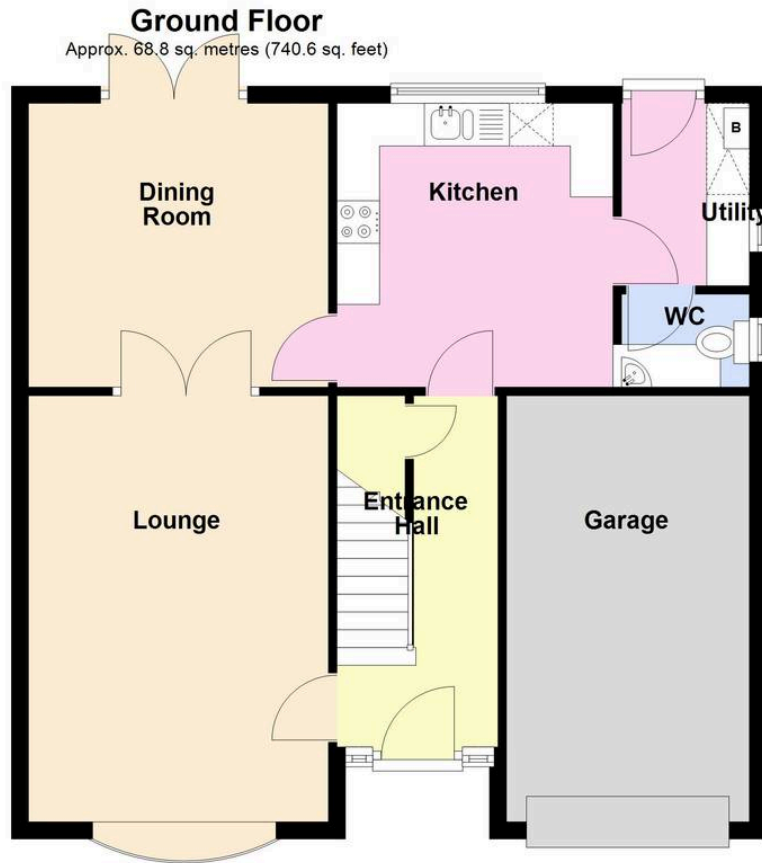
SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler (new October 2025) serving radiators and the property is double glazed. The current council tax is band D.

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.





Total area: approx. 133.8 sq. metres (1439.8 sq. feet)

Newton Fallowell Estate Agents

Newton Fallowell Ltd, 26 Wide Bargate - PE21 6RX

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

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