

NEWTON FALLOWELL

283 Church Green Road, Fishtoft - PE21 0RP

£200,000

283 Church Green Road

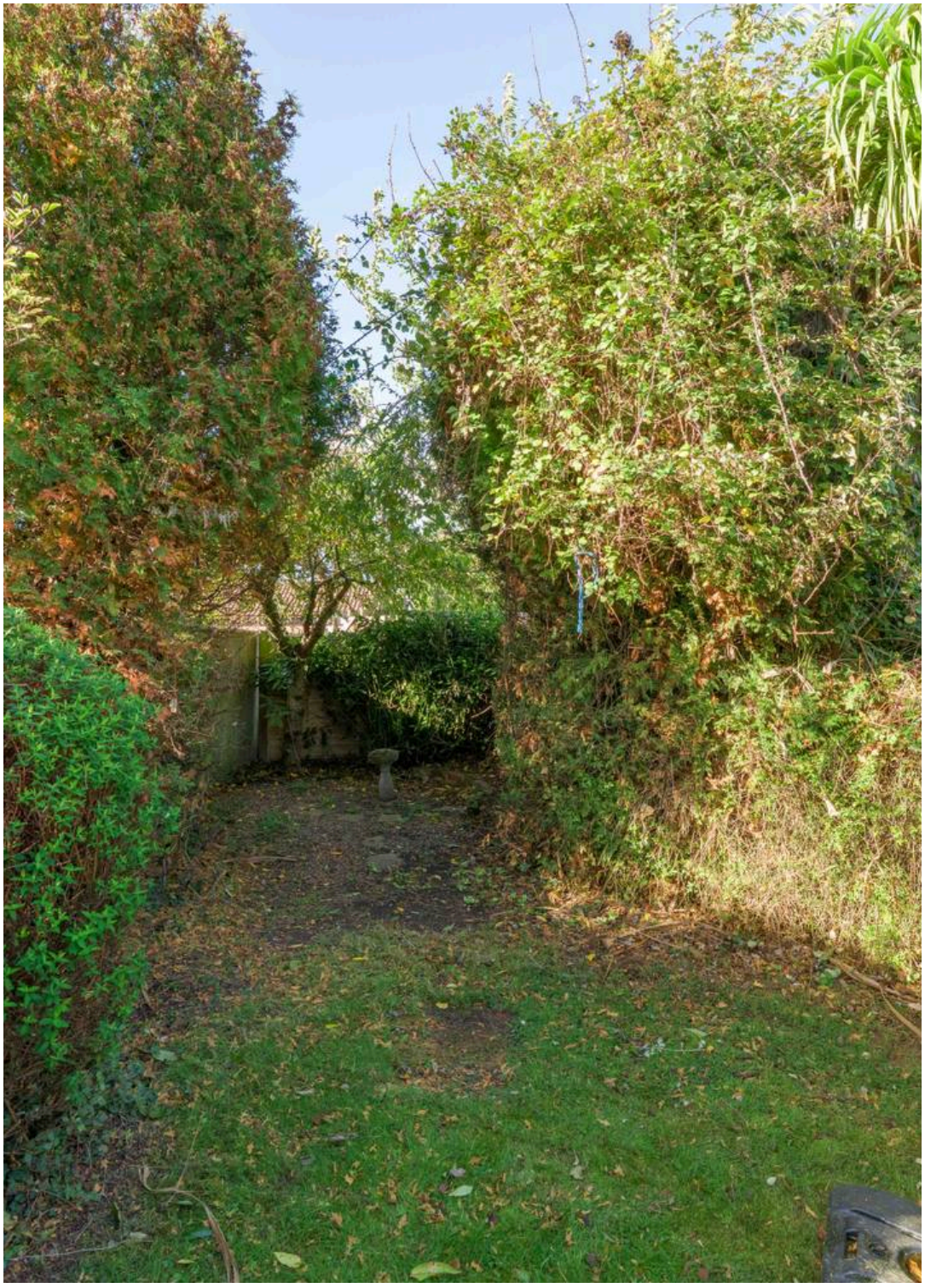
Fishtoft, Boston

Enjoying a pleasant village setting overlooking Fishtoft Playing Field, this detached bungalow offers comfortable single-storey living with the added benefit of a conservatory. The accommodation comprises an entrance hall, lounge, kitchen, two bedrooms and bathroom. Outside, a lawned front garden enhances the kerb appeal, while a driveway provides off-road parking and an enclosed rear garden offers a private outdoor retreat. Benefits include gas central heating, double glazing and, importantly, **NO CHAIN** for a smoother move.

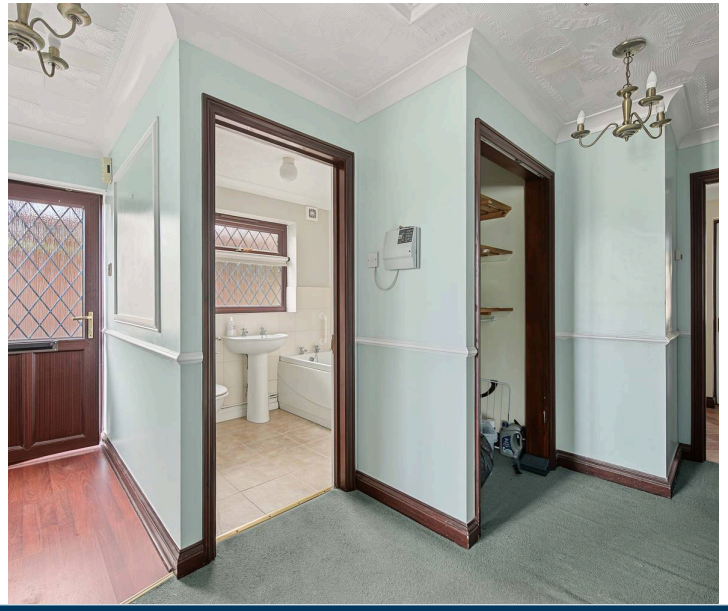
Council Tax band: B

Tenure: Freehold

NEWTON FALLOWELL









ACCOMMODATION

Part glazed side entrance door through to the:

ENTRANCE HALL

Having coved & textured ceiling, radiator, access to roof space and built-in cupboard with shelving.

LOUNGE

22' 5" x 12' 3" (6.82m x 3.74m)

Having box bay window to front elevation, further window to side elevation, coved & textured ceiling, two radiators and fireplace with marble back & hearth, inset electric fire and wooden surround.

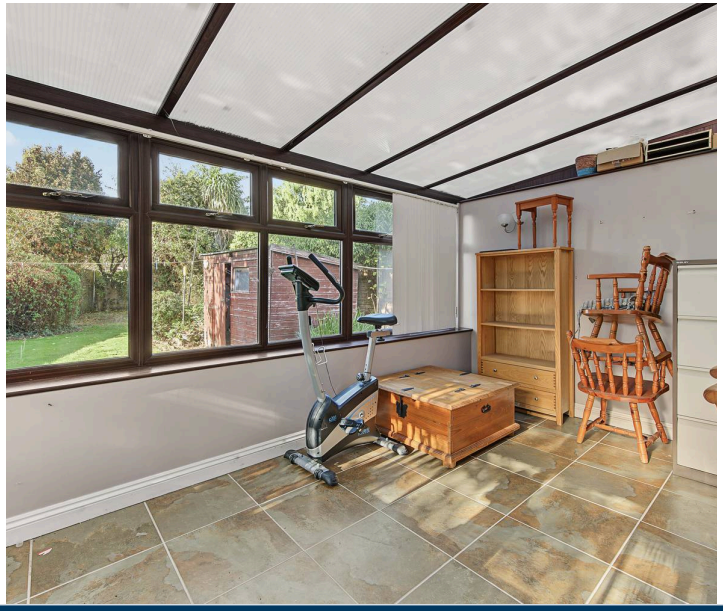
NEWTON FALLOWELL

KITCHEN
13' 7" x 8' 2" (4.15m x 2.49m)
Having window to rear elevation, coved ceiling, radiator and tile effect flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: composite sink with drainer & mixer tap inset to work surface, cupboards, drawers, space & plumbing for automatic washing machine under, gas fired combination boiler providing for both domestic hot water & heating over. Work surface return with space for electric cooker, cupboards under, cupboards & concealed extractor over, tall unit to side. Part glazed door to the:

CONSERVATORY
15' 3" x 10' 6" (4.64m x 3.19m)
Of sealed unit double glazed uPVC frame construction on brick walls with polycarbonate roof. Having part glazed door to side elevation & garden and tiled floor.



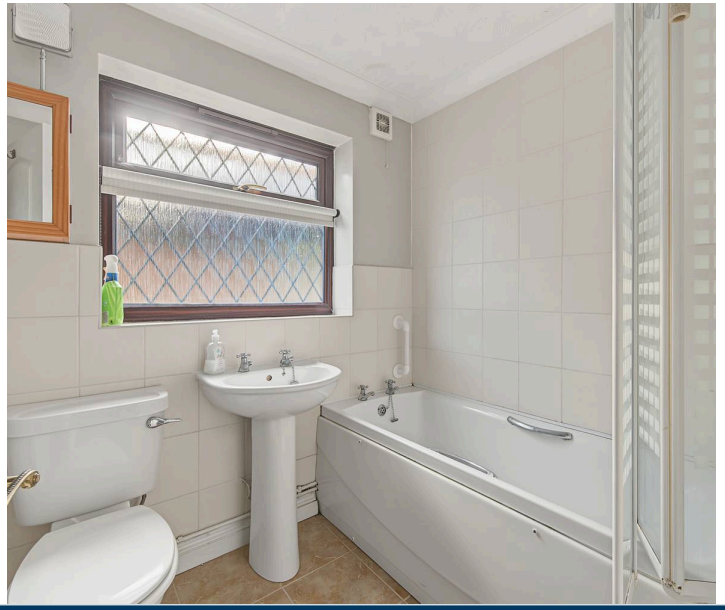




NEWTON FALLOWELL







BEDROOM ONE
11' 6" x 9' 10" (3.51m x 2.99m)
Having window to front elevation, coved & textured ceiling and radiator.

BEDROOM TWO
10' 2" x 9' 2" (3.10m x 2.79m)
Having window to rear elevation overlooking the conservatory, coved & textured ceiling and radiator.

BATHROOM
Having window to side elevation, tiled floor, part tiled walls, extractor, panelled bath with electric shower & folding anti-splash screen over, close coupled WC and pedestal hand basin.

NEWTON FALLOWELL

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

REAR GARDEN
Being enclosed and laid to lawn with borders. Having a paved patio & footpath and a garden shed.

SERVICES
The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired combination boiler serving radiators and the property is double glazed. The current council tax is band B.

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.

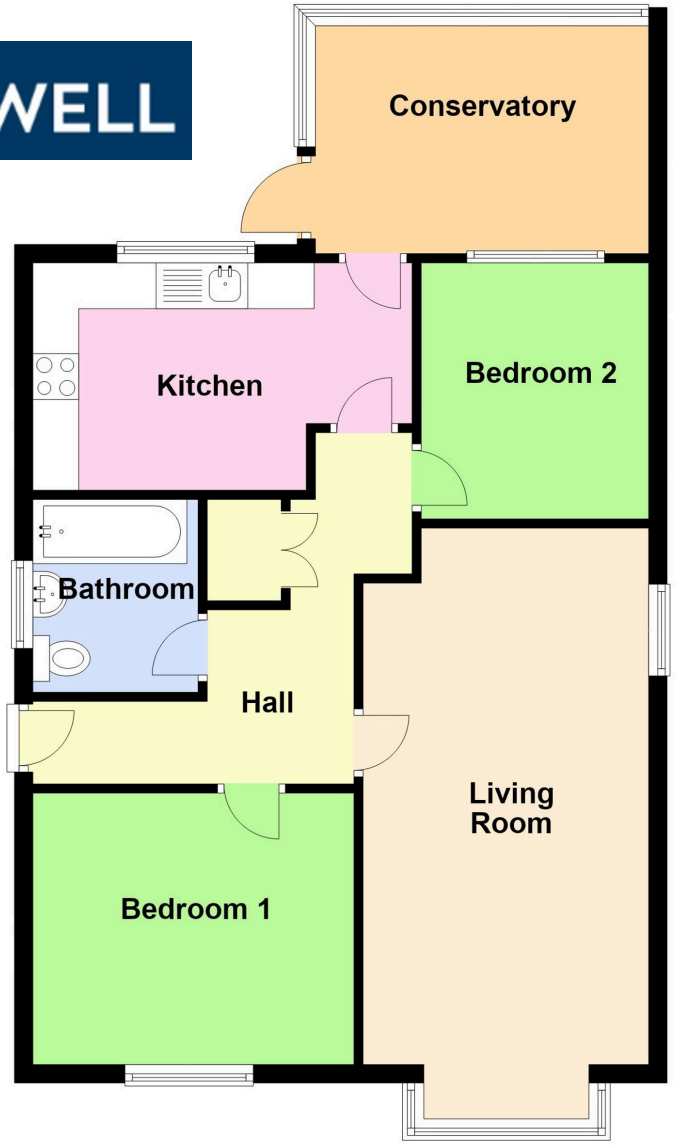
NEWTON FALLOWELL







NEWTON FALLOWELL



Total area: approx. 68.6 sq. metres (738.8 sq. feet)

Newton Fallowell Estate Agents

Newton Fallowell Ltd, 26 Wide Bargate - PE21 6RX

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

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.