

NEWTON FALLOWELL

10 Francis Bernard Close, Boston – PE21 8BL

£235,000

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Boston

An updated and well-presented detached bungalow situated in a popular residential location on the outskirts of town. The accommodation comprises a breakfast kitchen, garden room, lounge/diner, two bedrooms and a shower room. Outside, a block paved driveway provides off-road parking, complemented by a car port, garage and enclosed, low-maintenance rear garden. Further benefits include gas central heating and double glazing.

Council Tax band: C

Tenure: Freehold

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ACCOMMODATION

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

BREAKFAST KITCHEN

15' 5" x 12' 0" (4.69m x 3.67m)

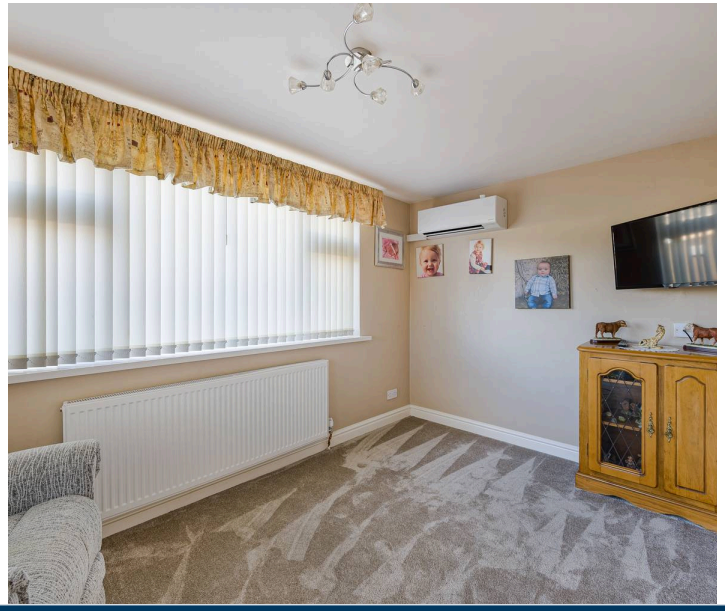
Having window & part glazed door to side elevation, coved ceiling with inset ceiling spotlights, radiator and tiled floor. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards & integrated dishwasher under. Work surface return with inset electric hob, integrated electric oven, cupboard & drawers under, cupboards & extractor over. Further work surface with drawers under, cupboards over and tall units to either side. Island unit with cupboards under and further work surface forming breakfast bar with tiled splashback. Opening to the:

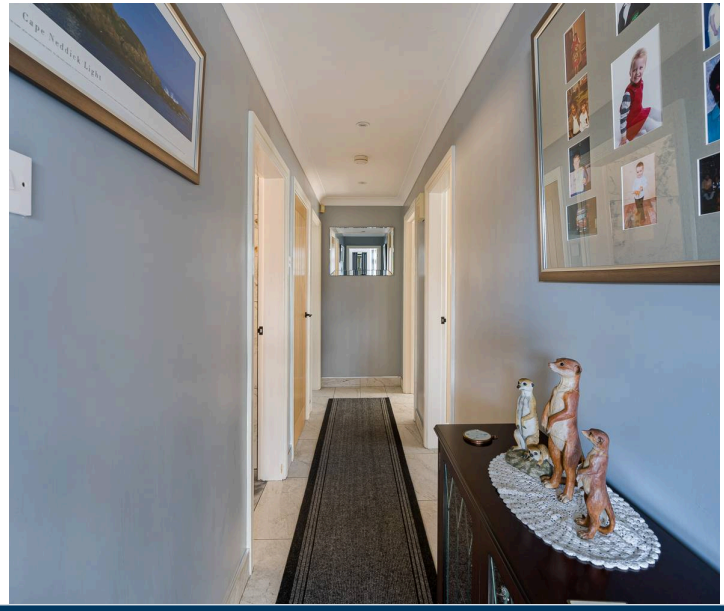
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GARDEN ROOM
13' 0" x 7' 10" (3.95m x 2.39m)
Having window to rear elevation, french doors to side elevation, radiator and air conditioning unit.

ENTRANCE HALL
Having coved ceiling with inset ceiling spotlights, tiled floor, access to roof space and airing cupboard housing gas fired boiler providing for both domestic hot water & heating.



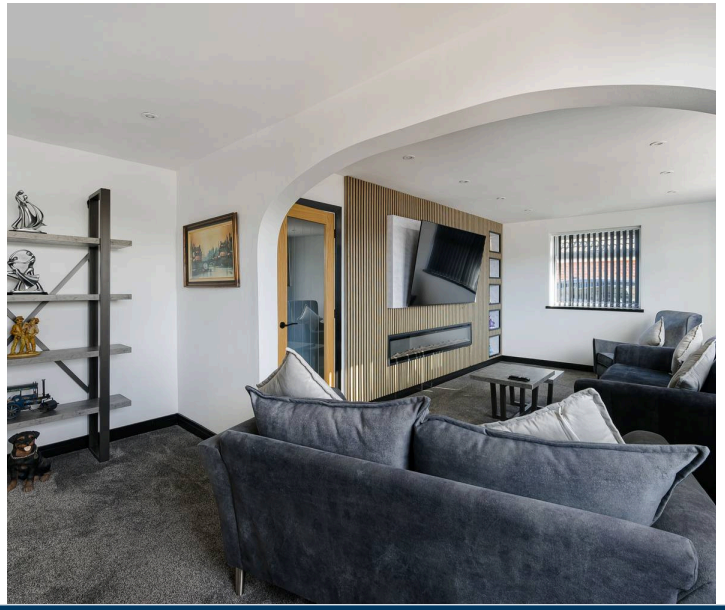




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LOUNGE/DINER
24' 1" x 13' 11" (7.34m x 4.23m)
Forming two areas comprising:

LOUNGE AREA
Having windows to front & side elevations, inset ceiling spotlights, vertical radiator and feature media wall with inset contemporary style electric fire, panel for flatscreen TV and display niches. Archway to the:

DINING AREA
Having window to front elevation, inset ceiling spotlights and radiator.

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BEDROOM ONE
13' 9" x 11' 8" (4.19m x 3.55m)
(max) Having window to rear elevation, coved ceiling and radiator.

BEDROOM TWO
12' 1" x 9' 11" (3.69m x 3.03m)
Having window to side elevation, coved ceiling radiator, feature panelled wall with vanity surface, inset hand basin and cupboards under.

SHOWER ROOM
9' 5" x 7' 6" (2.87m x 2.28m)
(max) Having high level window to side elevation, inset ceiling spotlights, vertical radiator, tiled walls, tiled floor, extractor, walk-in shower enclosure with mixer shower fitting, hand basin inset to vanity unit with cupboard under, WC with concealed cistern and wall mounted storage cupboard.

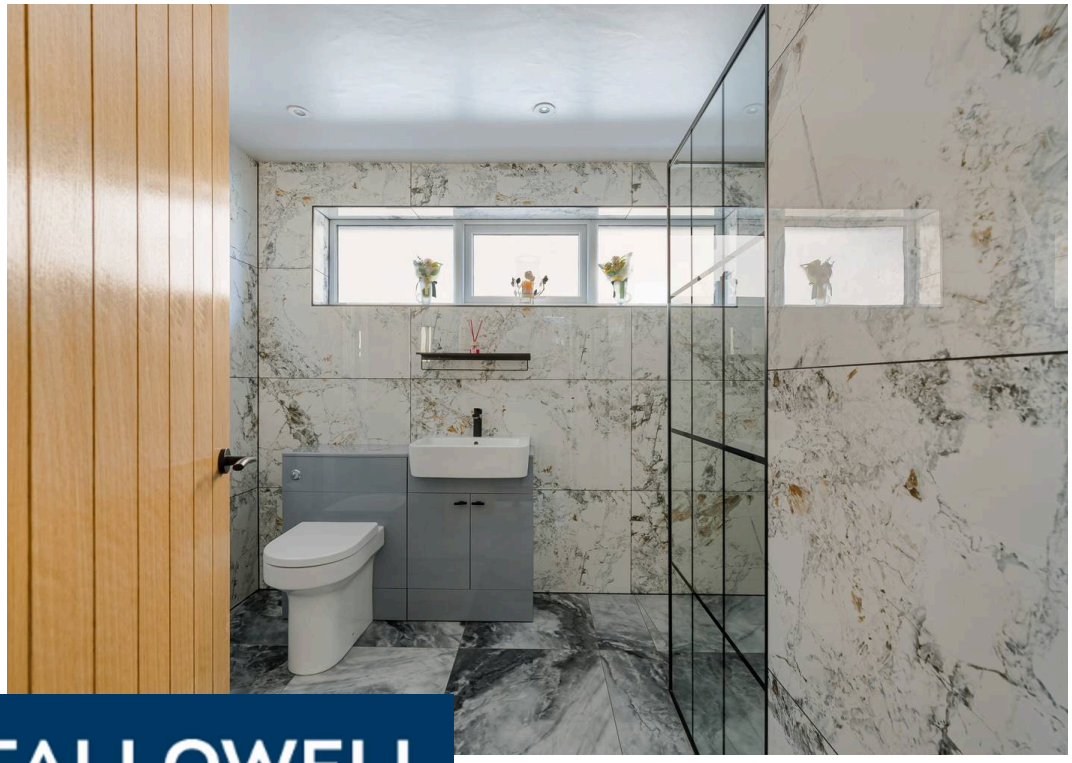
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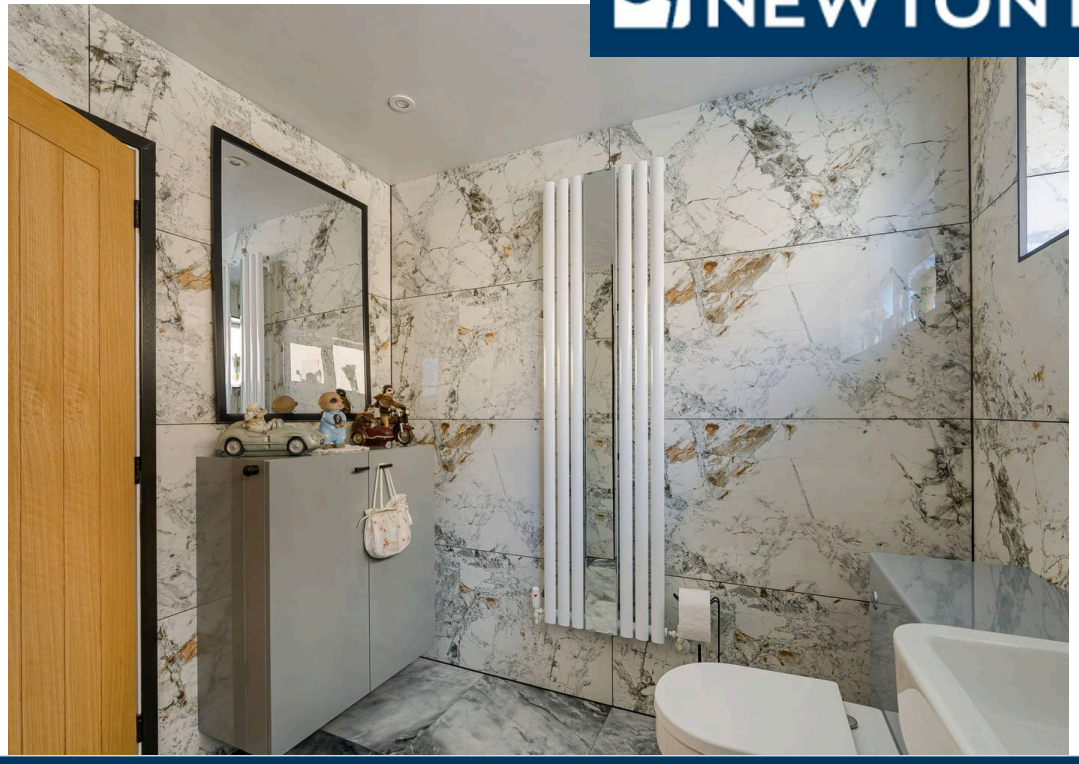








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EXTERIOR

To the front of the property there is a low maintenance granite chip garden with inset shrubs. An extensive block paved driveway provides off-road parking and extends down the side of the property to a car port and the:

GARAGE

19' 0" x 10' 1" (5.78m x 3.08m)

Having electric door, part glazed door to rear, light and power.

REAR GARDEN

Being enclosed and low maintenance. Block paved with gravelled borders and having a covered area adjacent to the garden room.

SERVICES

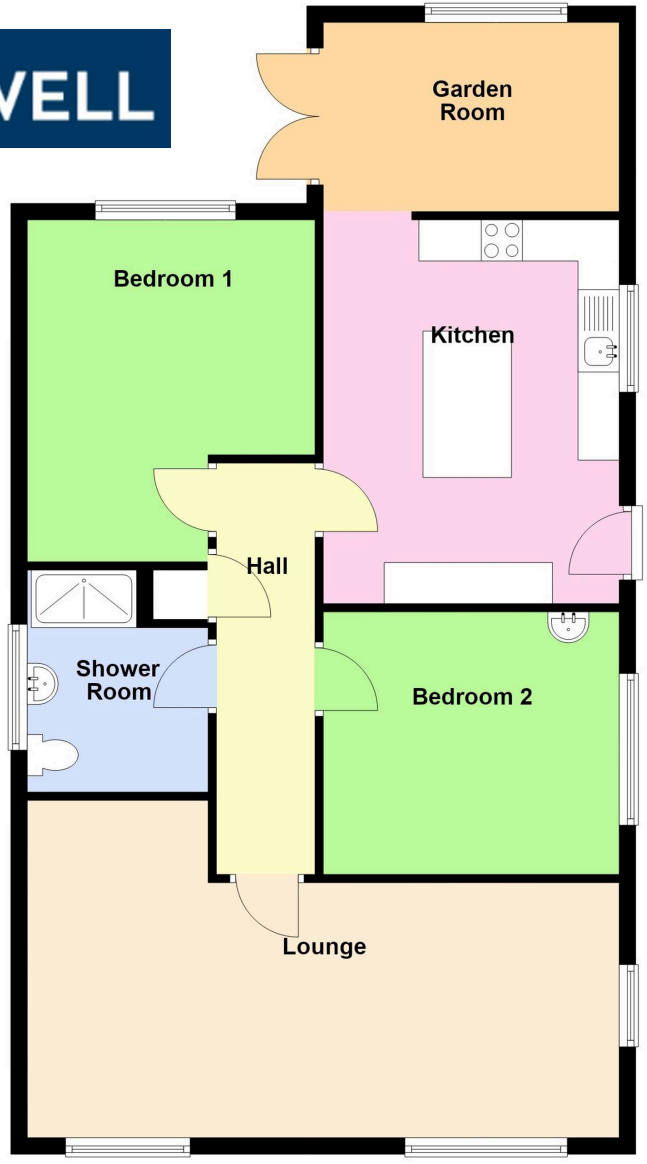
The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators and the property is double glazed. The current council tax is band C.

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.

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Total area: approx. 87.9 sq. metres (946.3 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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