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ESTATE AGENTS

Northlands Lane, Sibsey, PE22 0UD Asking Price £239,950

This immaculate detached bungalow is situated on a sought after no-through lane in Sibsey and has the benefit of being offered with no onward chain.

The accommodation features light, neutral décor throughout and includes two double bedrooms, a double aspect lounge and a contemporary fitted kitchen which extends into a sunroom overlooking the rear garden, together with a wet room and a further room which could be a laundry room or office.

Being set well-back from the lane affords the property a generous degree of parking with space for a caravan perhaps, together with a garage. The rear garden is of an attractive split-level design with an open aspect over the rear.

Sibsey is one of the area's most sought after villages, being favoured for its amenities which include a village shop, pub and a village hall. Only four miles from Pilgrim Hospital and the historic market town of Boston, Sibsey also proves particularly convenient for doctors and consultants.





- Immaculately Presented Detached Bungalow
- Offered With No Onward Chain
- Sought-after No-Through Road
- Village Lane Location
- Two Double Bedrooms, Kitchen & Sun Room
- Wet Room & Laundry Room/Office
- Generous Parking With Turning Bay and Garage
- Enclosed Rear Garden With open Aspect
- Electric Heating & uPVC Double Glazing
- Tenure: Freehold. Council Tax 'B'. EPC 'D 56'





2











Entrance – Via uPVC leaded-effect door leading into the **Entrance Porch** having glazed door leading through to the lounge.

Lounge 5.69m x 3.32m (18'8" x 10'11") – The lounge enjoys a double aspect with uPVC windows to the front overlooking the garden, and to the side. Power points, TV point, feature fireplace with electric flame effect fire. Modern wall mounted electric heater and archway to the inner hall.

Inner Hall - Tiled floor, power point, loft access and archway continuing through to the kitchen.

Kitchen 3.95m x 2.59m (13' x 8'6") – The kitchen features a continuation of the tiled flooring and comprises cupboard and drawers to base level with work surfaces over having an inset stainless steel sink/drainer with mixer tap, four ring Neff hob and eye-level Neff double oven. There is also a space saver heater, integral Bosch dishwasher and Liebherr fridge freezer. Note both the sink area and hob have electrically height adjusted work surfaces. A further archway gives access to the **Sun Room 3.50m x 1.51m (11'6" x 5') -** with additional work surfaces and drawers, including deep pan drawers to one side and cupboards to the other side with one housing a washing machine.

Laundry/ Possible Office 2.38m x 1.68m (7'10" x 5'6") – Double doors from the inner hall lead to the bedrooms, wet room and laundry room respectively. The laundry room could clearly serve a variety of alternative uses, including a home office perhaps. uPVC obscured window to side, heated towel rail and tiled floor.

Bedroom One 4.40m x 2.77m (14'5" x 9'1") – Both bedroom one and two are double bedrooms with the master bedroom having uPVC window to the rear aspect, modern electric heater, power points and a suite of fitted mirrored wardrobe units to one wall.

Bedroom Two 3.53m x 2.20m (11'7" x 7'3") – This bedroom features a continuation of the inner hall floor tiling and has modern electric wall heater and uPVC window to the front, overlooking the garden. Built in cupboard housing the hot water cylinder.

Wet Room 2.37m x 2.08m (7'9" x 6'10") – The wet room comprises a white suite of pedestal hand basin with mixer tap, low profile WC and shower with both a hand-held shower and rain-head. Tiled walls and floor and a heated towel rail.

Outside – Being set well-back from the road, the property has a good size garden to the front bordered with hedging and a generous gravel driveway with space for several vehicles or a caravan perhaps. The driveway extends alongside the bungalow up to the **Garage 4.86m x 2.73m (15'11" x 8'11").** A footpath on the right-hand side leads through a gate to the rear. The rear garden is of an attractive split-level design with a generous patio spanning the width of the property combined with shaped and edged lawn. The garden enjoys an open aspect to the rear and a garden shed with exterior light is also included in the sale.















Total area: approx. 88.7 sq. metres (954.7 sq. feet)

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FAIRWEATHER ESTATE AGENTS

22 Dolphin Lane, Boston
Lincolnshire PE21 6EU
T| 01205 336122
E| sales@fairweather-estateagents.co.uk

