



 **NEWTON**
FALLOWELL

13 Church Walk, Sibsey – PE22 0YA
£170,000

13 Church Walk

Sibsey, Boston

A semi-detached house in a popular residential location within the village of Sibsey. Having accommodation comprising: entrance hall, cloakroom, lounge, dining room, conservatory and kitchen to ground floor. Master bedroom with en-suite, two further bedrooms and bathroom to first floor. Outside the property has off-road parking to the front and there is an enclosed low maintenance garden to the rear. The property benefits from gas central heating and double glazing. NO CHAIN

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



**ACCOMMODATION**

Part glazed front entrance door through to the:

ENTRANCE HALL

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

CLOAKROOM

Having window to front elevation, radiator, close coupled WC and wall mounted hand basin.

LOUNGE

14' 4" x 12' 4" (4.38m x 3.76m)

Having window to front elevation, coved ceiling and radiator.

DINING ROOM

11' 1" x 7' 5" (3.39m x 2.25m)

(max) Having coved ceiling, radiator, tiled floor and understairs storage cupboard. Sliding doors to the:

CONSERVATORY

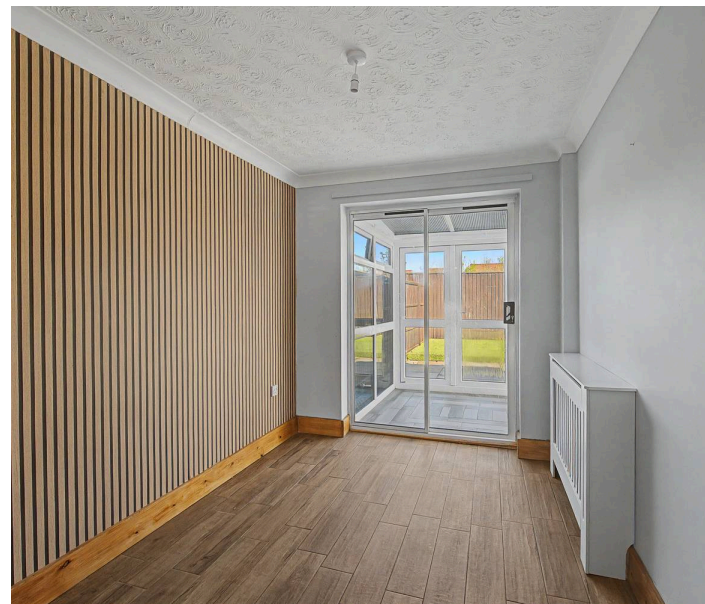
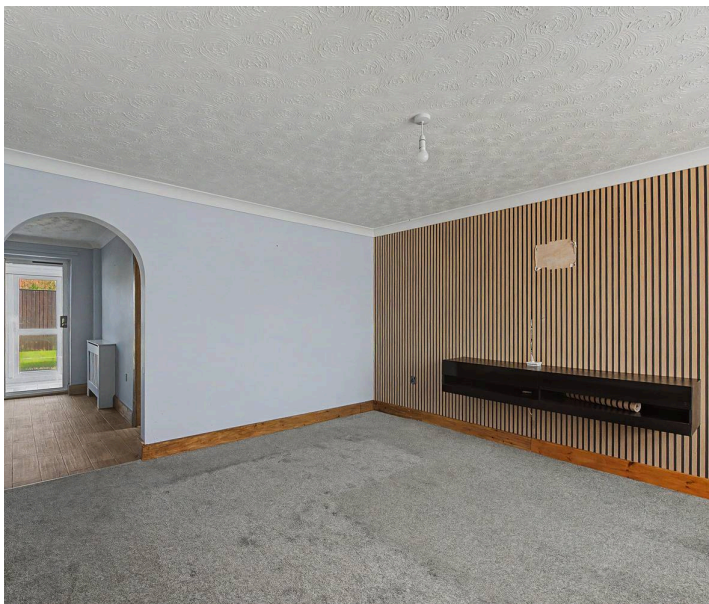
13' 2" x 6' 3" (4.01m x 1.90m)

Of sealed unit double glazed uPVC frame construction with polycarbonate roof. Having glazed door to garden and tiled floor.

KITCHEN

11' 2" x 7' 8" (3.40m x 2.33m)

Having window to rear elevation, part glazed door to side elevation, radiator and tiled floor. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboard, space & plumbing for automatic washing machine under. Work surface return with inset gas hob, integrated electric double oven & cupboards under, cupboards over. Further work surface return with cupboards under, cupboards over.





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FIRST FLOOR LANDING

Having radiator, access to roof space and airing cupboard housing gas fired combination boiler providing for both domestic hot water & heating.

MASTER BEDROOM

12' 0" x 9' 5" (3.66m x 2.86m)

Having window to rear elevation, radiator and laminate flooring.

EN-SUITE

Having window to side elevation, radiator, extractor, shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.

BEDROOM TWO

9' 0" x 8' 9" (2.75m x 2.66m)

Having window to front elevation, radiator and laminate flooring.

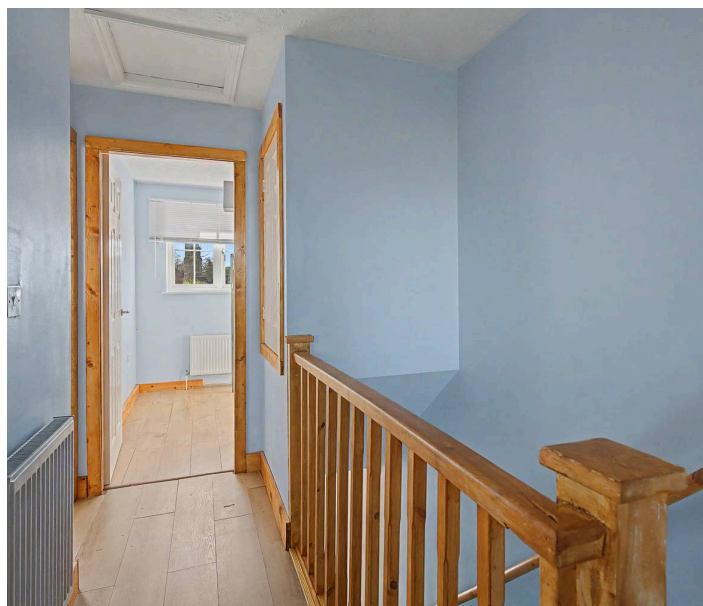
BEDROOM THREE

7' 10" x 6' 6" (2.38m x 1.97m)

Having window to front elevation, radiator and laminate flooring.

BATHROOM

Having window to rear elevation, radiator, tiled splashbacks, vinyl flooring and extractor. Fitted with a suite comprising: panelled bath with mixer tap & shower attachment over, close coupled WC and pedestal hand basin.





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EXTERIOR

To the front of the property there is a gravelled area which provides off-road parking. Gated access to the:

REAR GARDEN

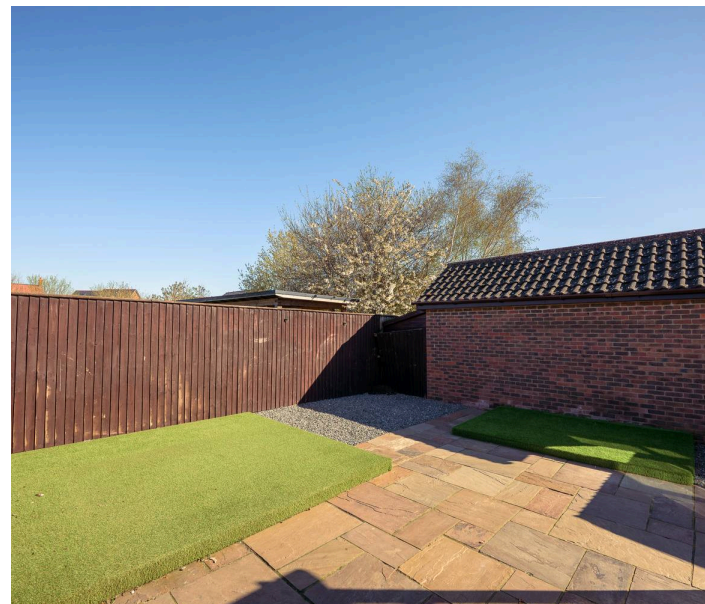
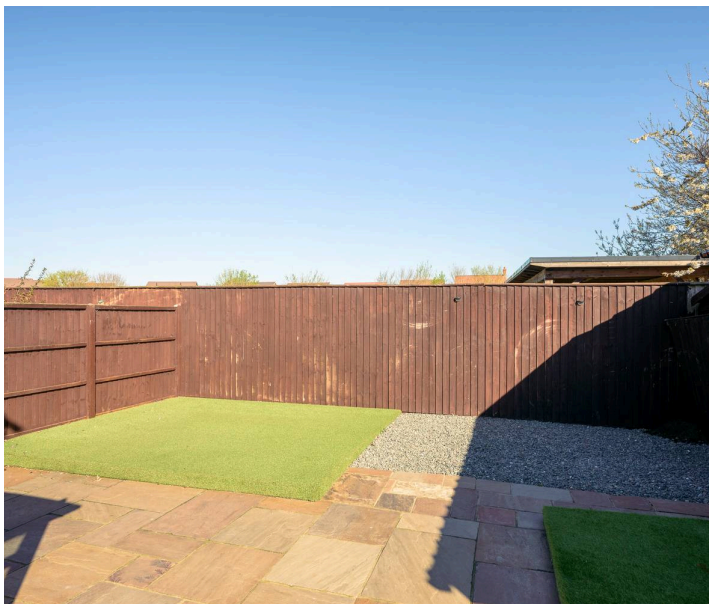
Being enclosed and low maintenance with a paved patio and artificial grass areas.

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 B.

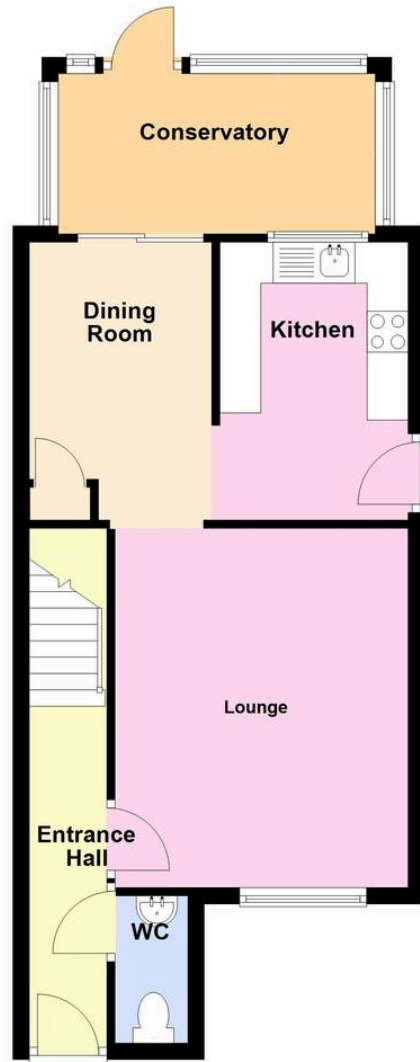
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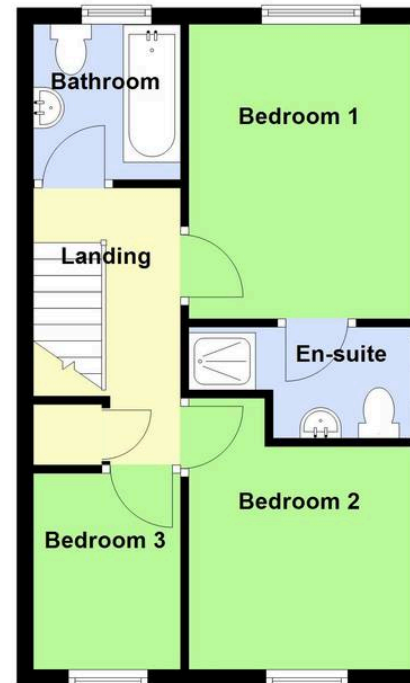
Ground Floor

Approx. 48.9 sq. metres (526.6 sq. feet)



First Floor

Approx. 36.5 sq. metres (393.0 sq. feet)



Total area: approx. 85.4 sq. metres (919.6 sq. feet)

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