



19 Amberley Crescent, Boston, PE21 7QQ



2



1



1

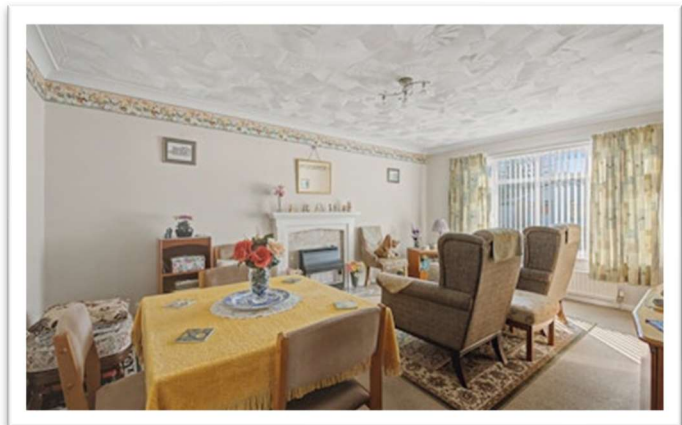
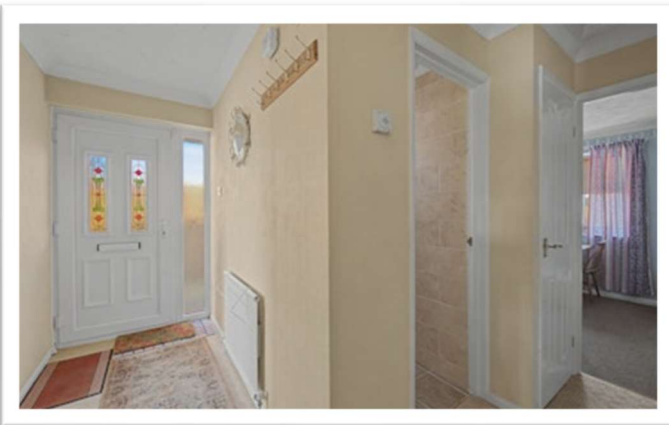
Freehold

Offers in excess of £190,000



Key Features

- Detached bungalow
- Two bedrooms
- Lounge, kitchen & bathroom
- Driveway & garage
- Good size low maintenance rear garden
- Gas central heating & double glazing
- Desirable location
- EPC rating D

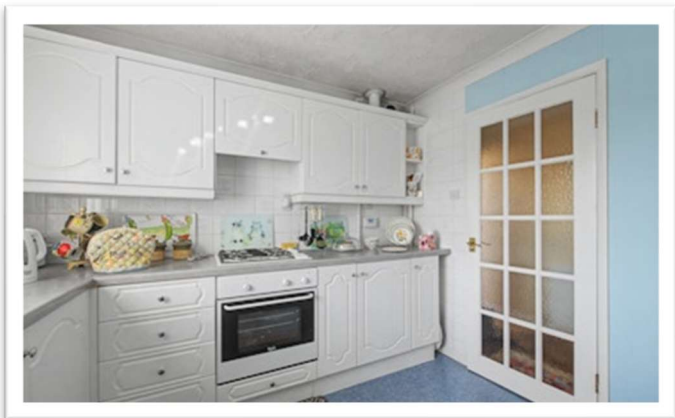




A detached bungalow situated in a desirable location just off Sleaford Road, offering comfortable and well-proportioned accommodation. The property comprises an entrance hall, a bright lounge, kitchen, two bedrooms and a bathroom.

Outside, the home features a low-maintenance front garden, a driveway providing off-road parking and a garage. To the rear is a good-sized enclosed garden, also designed for easy maintenance, providing a pleasant outdoor space to enjoy.

Further benefits include gas central heating and double glazing, making this an ideal home for those seeking convenience and practicality in a sought-after location.



ACCOMMODATION

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

ENTRANCE HALL

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

LOUNGE

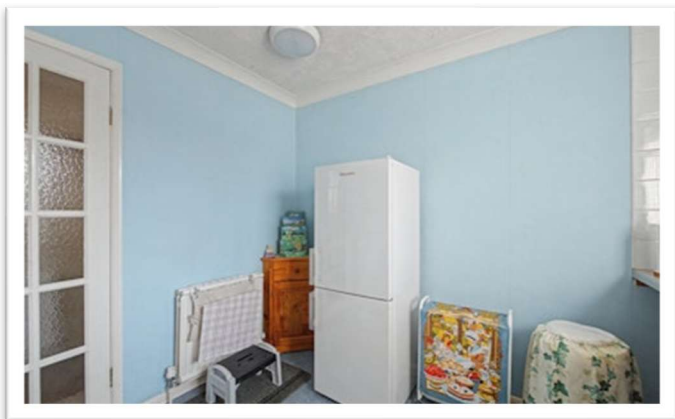
5.21m x 3.64m (17'1" x 11'11")

Having window to front elevation, coved ceiling, two radiators and fireplace with marble back & hearth, inset gas fire and wooden surround.

KITCHEN

3.01m x 2.96m (9'11" x 9'8")

Having window to front elevation, coved ceiling, radiator and vinyl flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl composite sink with drainer & mixer tap inset to work surface, cupboards & appliance space under. Work surface return with inset gas hob, integrated electric oven, cupboards & drawers under, cupboards & extractor over.



BEDROOM ONE

4.62m x 2.72m (15'2" x 8'11")

Having window to rear elevation, coved ceiling, radiator and built-in double wardrobe.

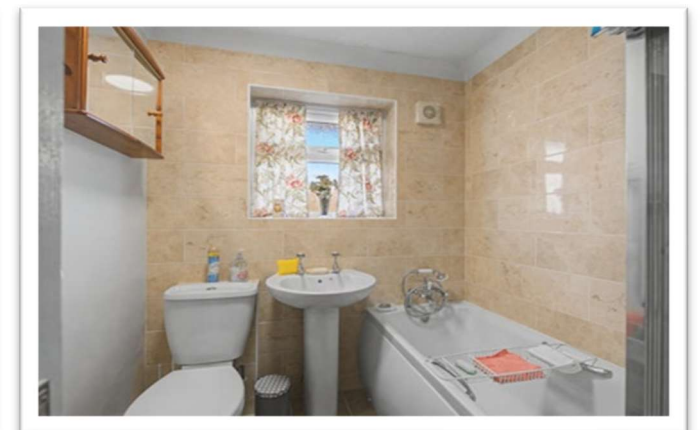
BEDROOM TWO

3.27m x 2.63m (10'8" x 8'7")

Having window to rear elevation, coved ceiling, radiator and built-in double wardrobe.

BATHROOM

Having window to side elevation, coved ceiling, radiator, half tiled walls, tiled floor, extractor, panelled bath with shower over, close coupled WC and pedestal hand basin.



EXTERIOR

To the front of the property there is a low maintenance slate chipped garden. A driveway provides off-road parking and extends down the side of the property to the:

GARAGE

5.38m x 2.63m (17'8" x 8'7")

Having up-and-over door, window to rear, light and power.

Gated access to the:

REAR GARDEN

Being enclosed and granite chipped for ease of maintenance. Having a paved patio and a garden shed.

SERVICES

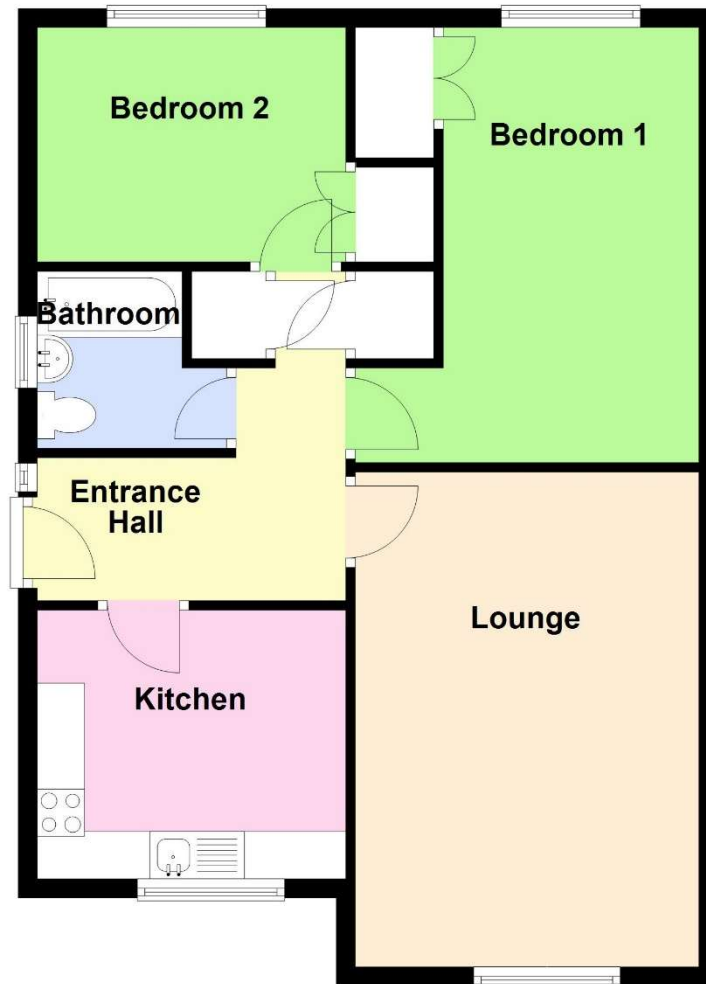
The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators and the property is double glazed. The current council tax is band B.

We are advised that the Glow-worm gas boiler is 7 years old and has been serviced yearly. The property has an alarm which has been serviced every year. Windows were fitted by K & K Limited of Boston and the property has cavity wall & loft insulation.

 **NEWTON FALLOWELL**



Floorplan



Total area: approx. 66.6 sq. metres (717.1 sq. feet)

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

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.

lifetime legal

AGENT'S NOTES

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 whatever in relation to this property.

 **NEWTON FALLOWELL**

Newton Fallowell Boston (Sales)

01205 353100

boston@newtonfallowell.co.uk