



 **NEWTON**
FALLOWELL

Acamas, Cul De Sac, Stickford – PE22 8EY
£160,000

Acamas Cul De Sac

Stickford, Boston

A detached bungalow in a popular village location with an open view to the rear. The property is in need of updating and has accommodation comprising: kitchen, lounge, two bedrooms and shower room. Outside the property has a driveway providing ample off-road parking, a garage and an enclosed rear garden. The property benefits from electric storage heaters and double glazing.
NO CHAIN

Council Tax band: C

Tenure: Freehold

EPC Rating: TBC





ACCOMMODATION

Part glazed side entrance door to the:

KITCHEN

13' 9" x 7' 6" (4.18m x 2.28m)

Having windows to front & side elevations, coved ceiling, stainless steel sink with drainer on base unit, work surface with cupboards & drawers under and space for electric cooker.

LOUNGE

15' 9" x 12' 5" (4.80m x 3.79m)

Having window to front elevation, coved ceiling with moulded ceiling rose, two electric storage heaters and tiled fireplace.

INNER HALL

BEDROOM ONE

15' 1" x 9' 1" (4.61m x 2.77m)

Having window to rear elevation, coved ceiling and electric storage heater.

BEDROOM TWO

10' 5" x 9' 10" (3.17m x 3.00m)

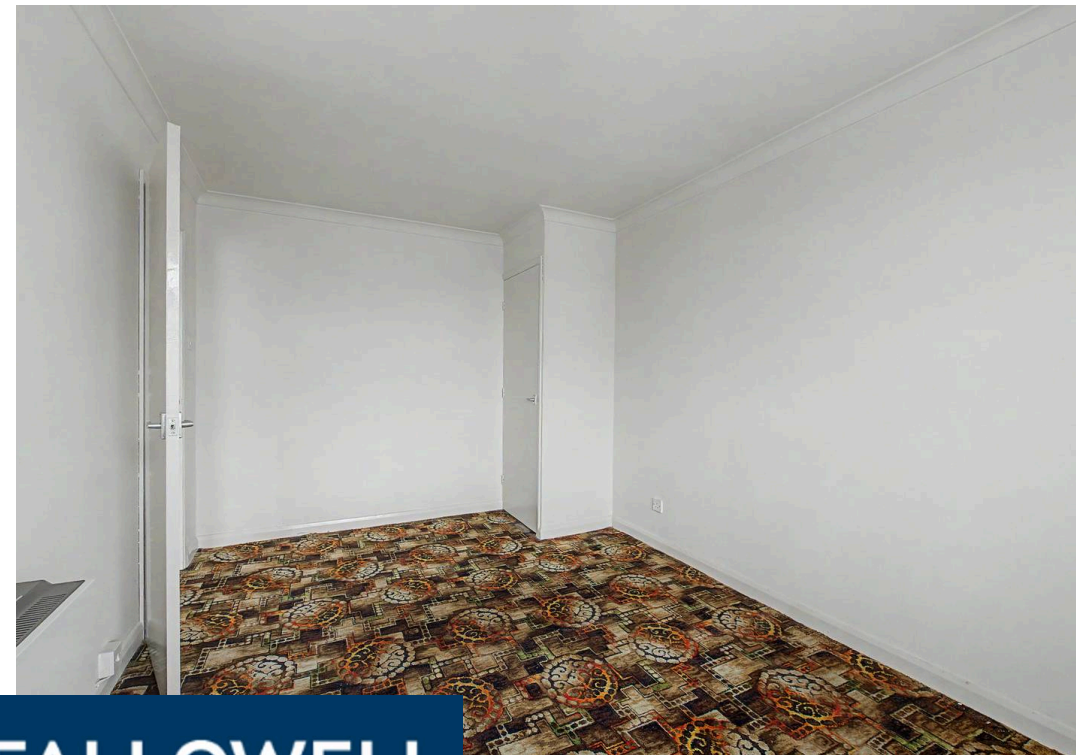
Having window to rear elevation, coved ceiling and electric storage heater.

SHOWER ROOM

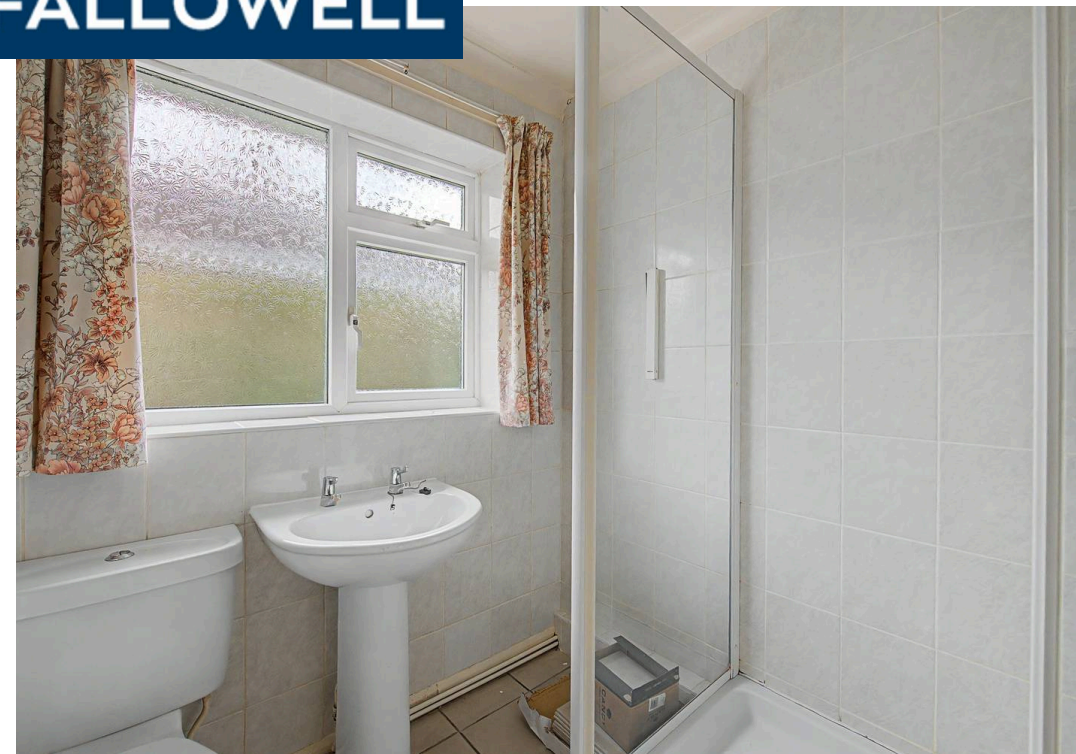
6' 4" x 6' 2" (1.94m x 1.88m)

Having window to side elevation, coved ceiling, wall mounted electric heater, tiled walls, tiled floor. shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.





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EXTERIOR

To the front of the property there is a shaped lawn with inset shrubs. A large gravelled driveway with turning area provides ample off-road parking and extends down the side of the property to the:

GARAGE

Having up-and-over door and window to side.

REAR GARDEN

Being enclosed and laid to lawn with a paved footpath and a garden shed.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via electric storage heaters and the property is double glazed. The current council tax is band C.





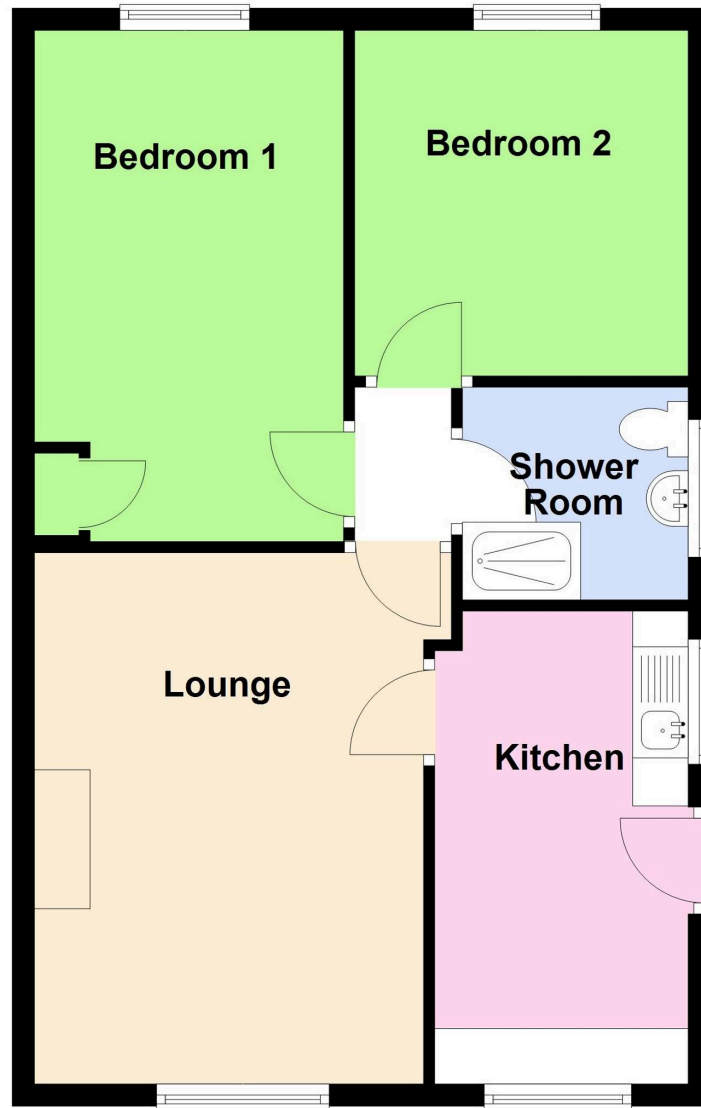
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Total area: approx. 54.5 sq. metres (587.1 sq. feet)

Newton Fallowell Estate Agents

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