



 **NEWTON**  
**FALLOWELL**

12 Council House, East Heckington – PE20 3QB  
£200,000

## 12 Council House

East Heckington, Boston

Occupying a generous plot in a pleasant semi-rural location with attractive open views to the rear, this spacious semi-detached home offers the perfect blend of countryside living and convenience, with easy access to the A17.

The well-planned accommodation includes a comfortable lounge, separate dining room, conservatory overlooking the garden, fitted kitchen with adjoining pantry, utility room, WC and side entrance to the ground floor. Upstairs are three bedrooms and a family bathroom.

Externally, the property enjoys a lawned front garden, ample off-road parking and a private enclosed rear garden, making it ideal for families and those who enjoy outdoor living.

Further benefits include oil-fired central heating and double glazing.

Council Tax band: A

Tenure: Freehold

EPC Rating: TBC





## ACCOMMODATION

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

### LOUNGE

21' 2" x 10' 7" (6.46m x 3.22m)

Having window to front elevation, coved ceiling with moulded ceiling rose & ceiling fan/light fitting, radiator, wood effect flooring, staircase rising to first floor, wood panelled effect walls to half height, recess with electric wood burner effect fire. Archway to the:

### DINING ROOM

10' 9" x 9' 10" (3.27m x 3.00m)

Having coved ceiling with moulded ceiling rose & ceiling fan/light fitting, radiator, wood effect flooring and window overlooking the kitchen. Glazed double doors to the:

### CONSERVATORY

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

Of sealed unit double glazed uPVC frame construction on brick walls with safety glass roof. Having french doors to garden and wood effect flooring.



## KITCHEN

10' 9" x 7' 10" (3.27m x 2.40m)

Having window to rear elevation, coved & wood panelled ceiling, understairs storage cupboard with window to side elevation overlooking the side entrance and pantry off with window to side elevation overlooking the side entrance. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl sink with drainer & mixer tap inset to work surface, cupboards & space for dishwasher under. Work surface return with cupboards, drawers & wine rack under, cupboards over. Further work surface return with inset electric hob, integrated electric oven & cupboard under.

## SIDE ENTRANCE

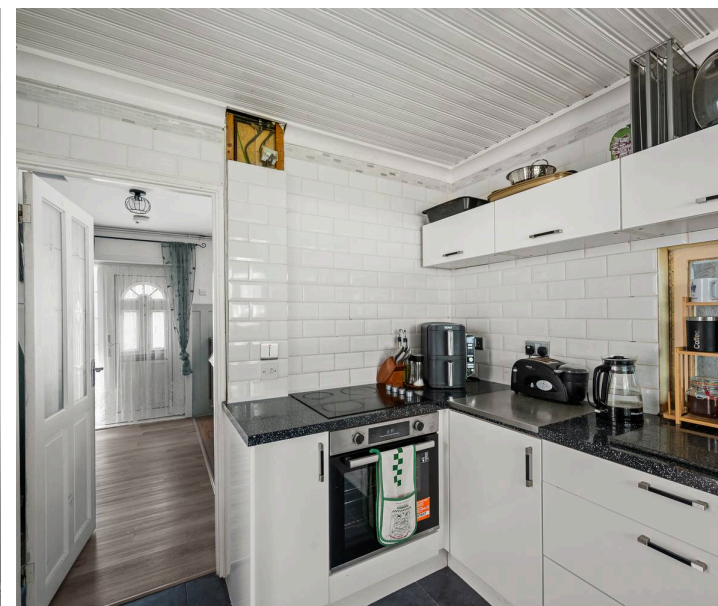
## UTILITY

7' 7" x 5' 7" (2.30m x 1.70m)

Having window to front elevation, space & plumbing for automatic washing machine.

## WC

Having window to rear elevation and low level WC.





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### FIRST FLOOR LANDING

Having window to side elevation, coved ceiling, wood panelled effect walls to half height and built-in airing cupboard.

### BEDROOM ONE

15' 1" x 10' 11" (4.60m x 3.34m)  
(max including door recess) Having window to front elevation, coved ceiling and built-in cupboard.

### BEDROOM TWO

15' 1" x 11' 11" (4.60m x 3.63m)  
(max including door recess) Having window to rear elevation, coved ceiling and built-in cupboard.

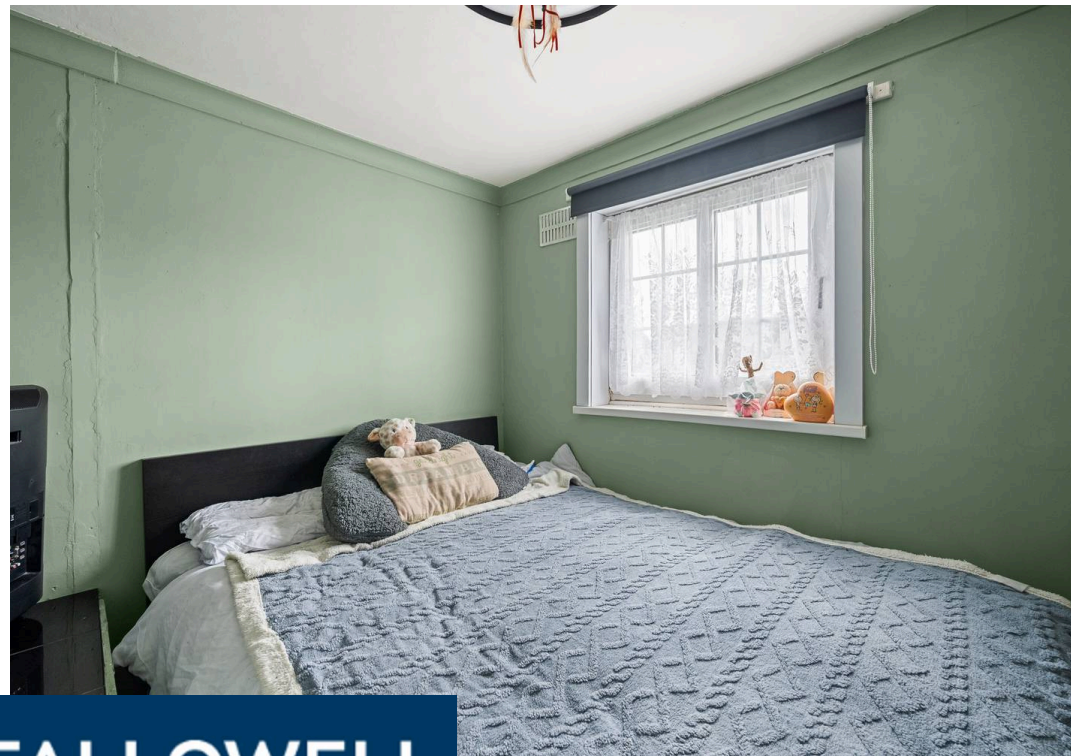
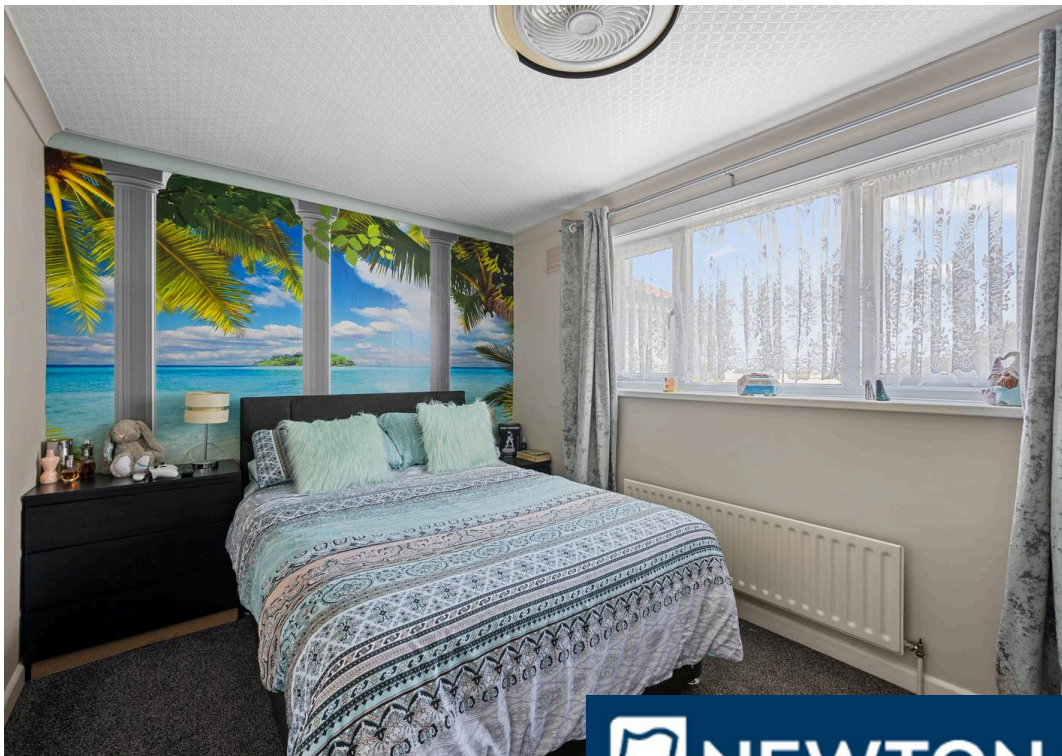
### BEDROOM THREE

9' 2" x 7' 7" (2.80m x 2.30m)  
Having window to front elevation, coved ceiling and radiator.

### BATHROOM

8' 5" x 6' 1" (2.56m x 1.86m)  
Having window to rear elevation, coved ceiling, radiator, tiled walls, tiled floor and extractor. Fitted with a suite comprising: shaped bath with mixer shower fitting & anti-splash screen over, close coupled WC and pedestal hand basin.





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## EXTERIOR

To the front of the property there is a lawned garden with a footpath leading to the front entrance door. A driveway to the front provides ample off-road parking and there is gated access to the:

## REAR GARDEN

Being enclosed and majority laid to lawn with a paved patio, bark chip area and summerhouse. A trellis arch leads to a further garden area with greenhouses and garden sheds.

## THE PLOT

The property occupies a plot of approximately 0.17 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

## SERVICES

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





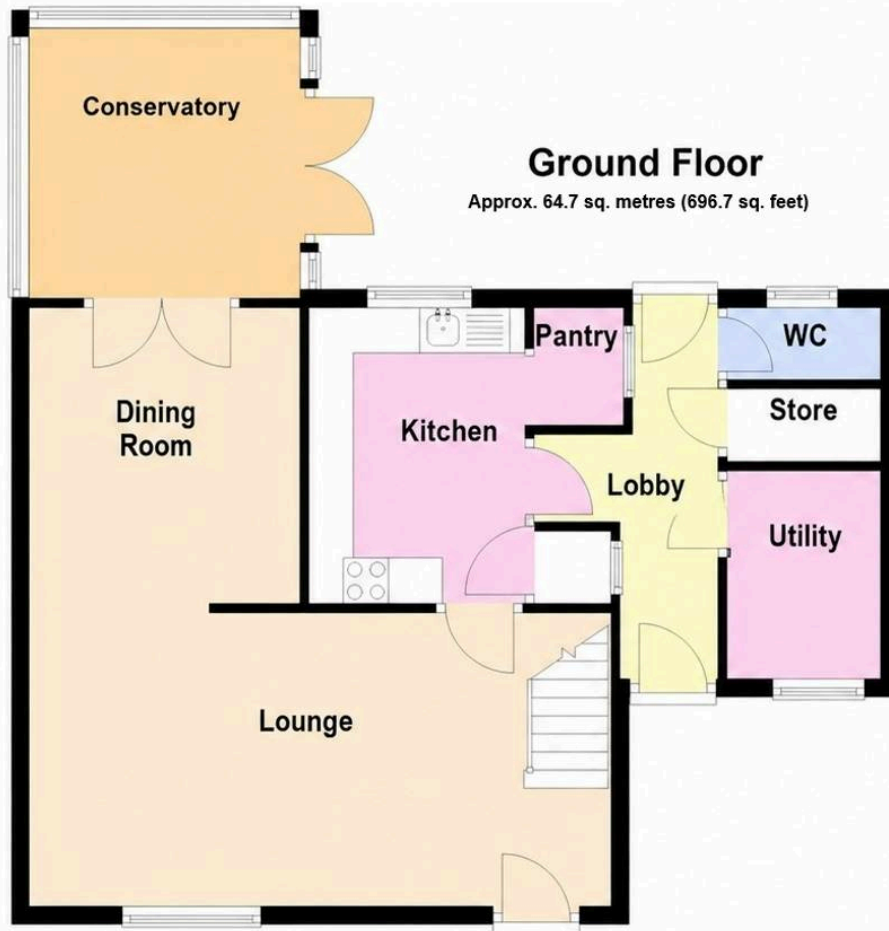
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#### **AGENT'S NOTES**

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Total area: Approx. 110.0 sq. metres (1184.5 sq. feet)

## Newton Fallowell Estate Agents

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