



Guide Price £350,000

25 Millers Gate, Sibsey, Boston, Lincolnshire, PE22 0TP



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#### ACCOMMODATION

Part glazed front entrance door with sealed unit double glazed uPVC window to side through to the:

#### ENTRANCE HALL

Having coved & textured ceiling, radiator, smoke alarm, telephone connection point, access to roof space, built-in storage cupboard and built-in airing cupboard housing hot water cylinder with shelving.

#### LOUNGE

16'5" x 15'4" (max) (5.00m x 4.67m (max))

Having sealed unit double glazed uPVC bay window to front elevation, coved & textured ceiling, two radiators, television aerial connection point and fireplace with marble back & hearth, inset living flame style gas fire and marble surround. Double doors to the:

A detached bungalow in a sought after village location and on a good sized plot. Having over 1,600 square feet of well presented accommodation comprising: entrance hall, lounge, dining room, conservatory, breakfast kitchen, utility room, master bedroom with en-suite, two further bedrooms and family bathroom. Outside the property has a driveway providing ample off-road parking, a double garage and lawned gardens with patio areas. The property benefits from gas central heating and double glazing.



### DINING ROOM

11'1" x 9'11" (3.38m x 3.02m)

Having coved ceiling, radiator and sealed unit double glazed uPVC sliding doors to the:

### CONSERVATORY

13'3" x 10'7" (4.04m x 3.23m)

Of sealed unit double glazed uPVC frame construction on brick walls with pitched polycarbonate roof. Having Karndean flooring, electric radiator and television aerial connection point.



## BREAKFAST KITCHEN

11'4" x 10'2" (3.45m x 3.10m)

Having sealed unit double glazed uPVC window to side elevation, upright radiator, inset ceiling spotlights and tiled floor. Re-fitted with a range of base & wall units with quartz work surfaces, under cupboard lighting with quartz work surfaces, under cupboard lighting & kickboard lighting comprising: 1 1/4 bowl ceramic sink with drainer & mixer tap inset to work surface, cupboards & integrated Miele dishwasher under, cupboard over. Work surface return with inset gas hob, cupboards & pan drawers under, cupboards & extractor over. Tall unit to side housing integrated Neff electric oven, Neff combination microwave & warming drawer with drawer under and cupboard over, further tall unit to side housing integrated fridge & freezer with cupboard over. Further work surface with cupboards, drawers & pull out breakfast bar under, cupboards over.

## UTILITY ROOM

10'2" x 4'10" (3.10m x 1.47m)

Having sealed unit double glazed uPVC window & part glazed uPVC door to side elevation, radiator and continuation of ceramic tiled floor. Quartz work surface with space & plumbing for automatic washing machine & tumble dryer under, cupboards over. Further work surface with cupboard, double wine cooler under, cupboards over and tall larder style unit to side.

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### MASTER BEDROOM

11'11" x 11'11" (3.63m x 3.63m)

Having sealed unit double glazed uPVC window to rear elevation, coved & textured ceiling, radiator and television aerial connection point.

### EN-SUITE

Having sealed unit double glazed uPVC window to side elevation, coved & textured ceiling, radiator, tiled walls, tiled floor and extractor. Fitted with a suite comprising: double shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.

### BEDROOM TWO

11'11" x 9'11" (3.63m x 3.02m)

Having sealed unit double glazed uPVC window to rear elevation, coved & textured ceiling and radiator.

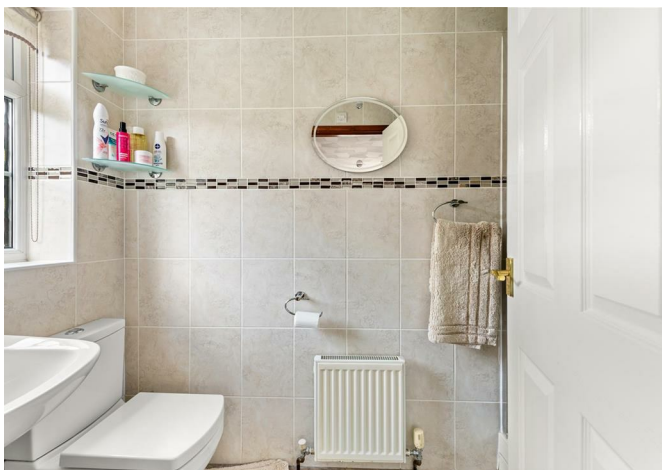
### BEDROOM THREE

11'11" x 9'0" (3.63m x 2.74m)

Having sealed unit double glazed uPVC window to rear elevation, coved & textured ceiling, radiator, telephone connection point and built-in wardrobe with mirror doors.

### FAMILY BATHROOM

Having sealed unit double glazed uPVC window to side elevation, coved ceiling with inset ceiling spotlights, radiator, heated towel rail, tiled walls, tiled floor and extractor. Having a double shower enclosure with mixer shower fitting, panelled bath, hand basin inset to a re-fitted vanity unit with cupboards under, WC with concealed cistern and medicine cabinet with glass door & feature lighting.



## EXTERIOR

A tarmac driveway from the road leads to a pair of wrought iron gates that open onto a large pressed concrete driveway which provides ample off-road parking and leads to the:

## DOUBLE GARAGE

18'2" x 17'0" (5.54m x 5.18m)

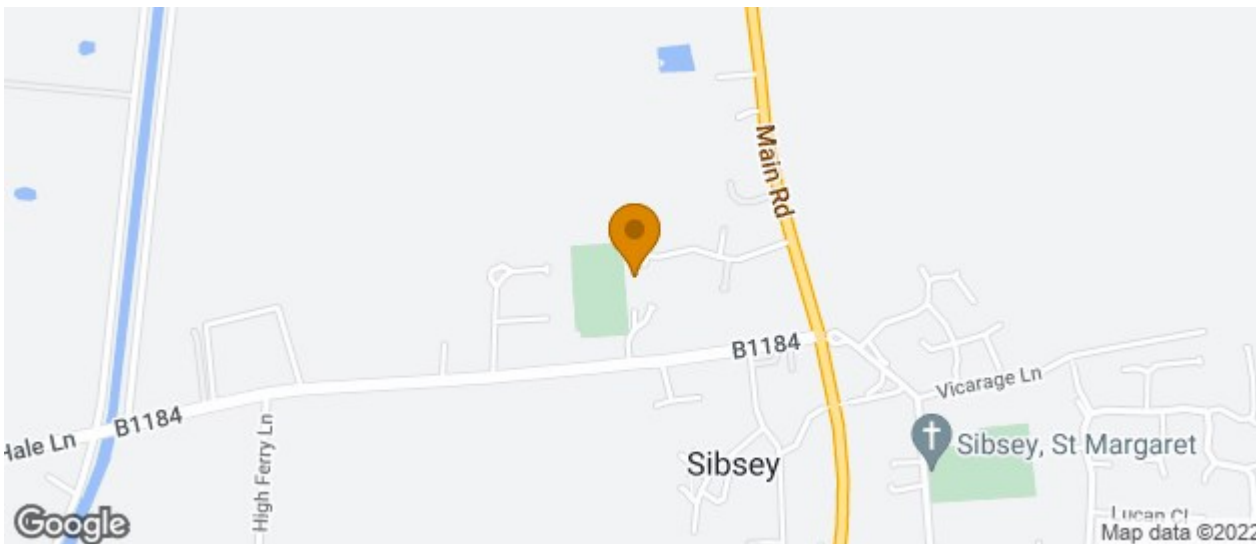
Having two up-and-over doors (one being electric), sealed unit double glazed uPVC window to rear, light, power, access to roof space, water softener and gas fired boiler providing for both domestic hot water and heating.

## GARDENS

The gardens are fully enclosed and extend to the side & back. Having shaped lawns, various borders, gravelled areas, raised flower beds, block paved patio & footpaths, pressed concrete patio & footpaths, garden shed and outside tap.

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## THE PLOT

The property occupies a good sized plot of approximately 0.19 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 gas, electricity, water and drainage connected. Heating is via a gas fired boiler served by radiators and the property is double glazed. The current council tax is band D.

## VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

## AGENT'S NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

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Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of £300 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £200 if you use their services.

For more information please call in the office or telephone 01205 353100.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Total area: approx. 152.9 sq. metres (1645.6 sq. feet)