



Guide Price £200,000

Hartlands, Hakerley Bridge, Frithville, Boston, Lincolnshire, PE22 7EB



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WELCOME TO HARTLANDS

Part glazed uPVC side entrance door to the:

ENTRANCE PORCH

Of timber construction with pantile roof. Having leaded window to side elevation, tiled floor and part glazed uPVC door through to the:

KITCHEN

10'3" x 6'1" (3.12m x 1.85m)

Having sealed unit double glazed uPVC window to front elevation, two electric heaters, beamed ceiling and vinyl flooring. Work surface with tiled splashback, inset stainless steel sink & drainer with mixer tap, cupboards & drawers under, space for electric cooker to side with cupboards over.

PANTRY/UTILITY

11'0" x 4'3" (3.35m x 1.30m)

Having sealed unit double glazed uPVC window to front elevation and space for fridge/freezer.

A semi-detached house in a rural location with open views to the front and rear. Having accommodation comprising: entrance porch, kitchen, pantry/utility, lounge and conservatory to ground floor. Two bedrooms and shower room to first floor. Outside the property has a driveway providing off-road parking, an outbuilding, a garage and an enclosed rear garden. The property benefits from electric heating and double glazing.



LOUNGE

13'2" x 12'1" (4.01m x 3.68m)

Having sealed unit double glazed uPVC window to rear elevation, vinyl flooring, television aerial connection point, telephone connection point and fireplace with wooden surround and inset multi-fuel burner. Open to a inner lobby with staircase rising to first floor and door to the:

CONSERVATORY

15'8" x 7'7" (4.78m x 2.31m)

Of sealed unit double glazed uPVC frame construction with pitched polycarbonate roof and having door to side, electric heater and vinyl flooring.



FIRST FLOOR LANDING

Having electric heater.

BEDROOM ONE

13'3" x 12'3" (4.04m x 3.73m)

Having sealed unit double glazed uPVC window to rear elevation, electric heater, vinyl flooring and fitted wardrobes to either side of double bed space with cupboards over.

BEDROOM TWO

10'5" x 6'2" (3.18m x 1.88m)

Having sealed unit double glazed uPVC window to side elevation, electric heater and vinyl flooring.

SHOWER ROOM

Having sealed unit double glazed uPVC window to front elevation, heated towel rail, tiled walls, vinyl flooring and extractor. Fitted with a white suite comprising: corner shower enclosure with electric shower fitting, close coupled WC and hand basin inset to vanity unit with cupboard under.





EXTERIOR

The property is approached by a block paved driveway which leads to vehicular gates giving access to a granite chip driveway which provides off-road parking and leads to the:

GARAGE

16'3" x 12'3" (4.95m x 3.73m)

Having electric up-and-over door, light and power.

To the front of the property there is also the detached:

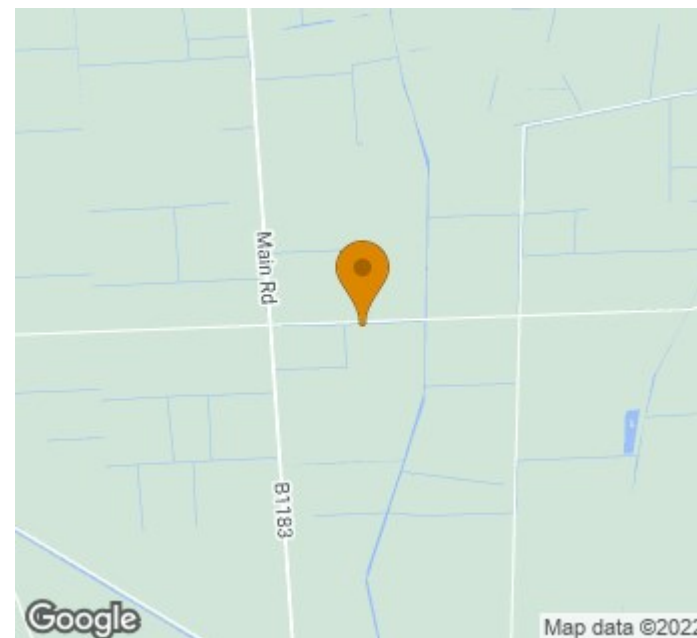
UTILITY

10'0" x 8'6" (3.05m x 2.59m)

Of brick & tile construction and having uPVC door & window, vinyl flooring, low level WC, hand basin, space & plumbing for automatic washing machine and tumble dryer.

REAR GARDEN

Being enclosed by hedging and laid to lawn with block paved footpaths.



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 A.

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.

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.

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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.

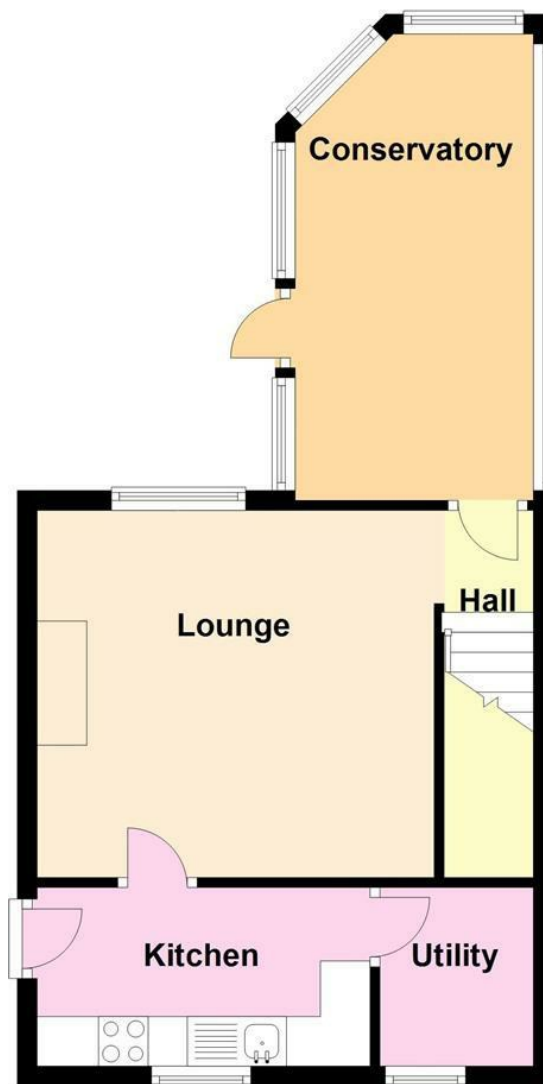


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Ground Floor

Approx. 38.3 sq. metres (412.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		96
(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

First Floor

Approx. 28.0 sq. metres (301.4 sq. feet)



Total area: approx. 66.3 sq. metres (713.7 sq. feet)