



£200,000

4 Hall Farm Cottages, East Heckington, Boston, Lincolnshire, PE20 3QG

NEWTONFALLOWELL



East Heckington

Boston, Lincolnshire, PE20 3QG

£200,000 Freehold

ACCOMMODATION

Part glazed uPVC front entrance door through to the:

ENTRANCE HALL

Having oak flooring, telephone connection point and staircase rising to first floor.

CLOAKROOM

Having sealed unit double glazed uPVC window to front elevation, low level WC and wall mounted hand basin.

BREAKFAST KITCHEN

15'4" x 10'9" (4.67m x 3.28m)

Having sealed unit double glazed uPVC window & part glazed uPVC door to rear elevation, radiator, oak flooring and oil fired boiler providing for both domestic hot water & heating. Work surface with inset stainless steel sink & drainer, cupboard, space & plumbing for automatic washing machine and dishwasher under. Further work surface with cupboards & drawers under, cupboards over. Work surface return with cupboard under, space for gas cooker to side.

An end terrace house set well back from the road but convenient for the A17. The property is in need of a little updating and has over 1,300 square feet of accommodation comprising: entrance hall, cloakroom, breakfast kitchen, lounge and dining room to ground floor. Master bedroom with ensuite, three further bedrooms and family bathroom to first floor. Outside the property has a driveway providing off-road parking, a garage and a good sized enclosed rear garden. The property benefits from oil central heating and double glazing. NO CHAIN



LOUNGE

16'6" x 14'9" (5.03m x 4.50m)

Having two sealed unit double glazed uPVC windows to front elevation, two radiators and open fireplace with brick back & hearth.

DINING ROOM

18'2" x 10'9" (5.54m x 3.28m)

Having sealed unit double glazed uPVC windows to front & rear elevations, two radiators and understairs storage cupboard.




NEWTON
FALLOWELL

FIRST FLOOR LANDING

Having two sealed unit double glazed uPVC windows to front elevation, smoke alarm and storage cupboard.

BEDROOM ONE

12'6" x 10'9" (3.81m x 3.28m)

Having sealed unit double glazed uPVC window to front elevation, radiator and telephone connection point.

EN-SUITE

Having sealed unit double glazed uPVC window to front elevation, radiator, shower enclosure with electric shower fitting, close coupled WC and pedestal hand basin.

BEDROOM TWO

10'11" x 11'2" (max) (3.33m x 3.40m (max))

Having sealed unit double glazed uPVC window to front elevation and radiator.

BEDROOM THREE

11'10" x 8'7" (max) (3.61m x 2.62m (max))

Having sealed unit double glazed uPVC window to rear elevation and radiator.

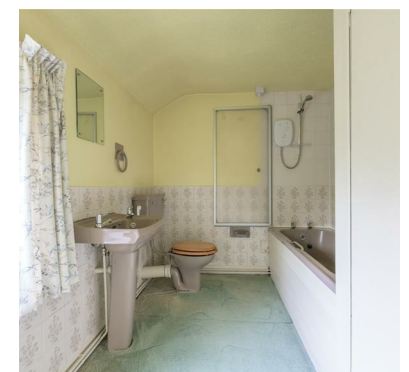
BEDROOM FOUR

11'10" x 7'5" (max) (3.61m x 2.26m (max))

Having sealed unit double glazed uPVC window to rear elevation and radiator.

BATHROOM

Having sealed unit double glazed uPVC window to rear elevation, radiator, airing cupboard housing hot water cylinder with shelving, panelled bath with electric shower fitting over, close coupled WC and pedestal hand basin.



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EXTERIOR

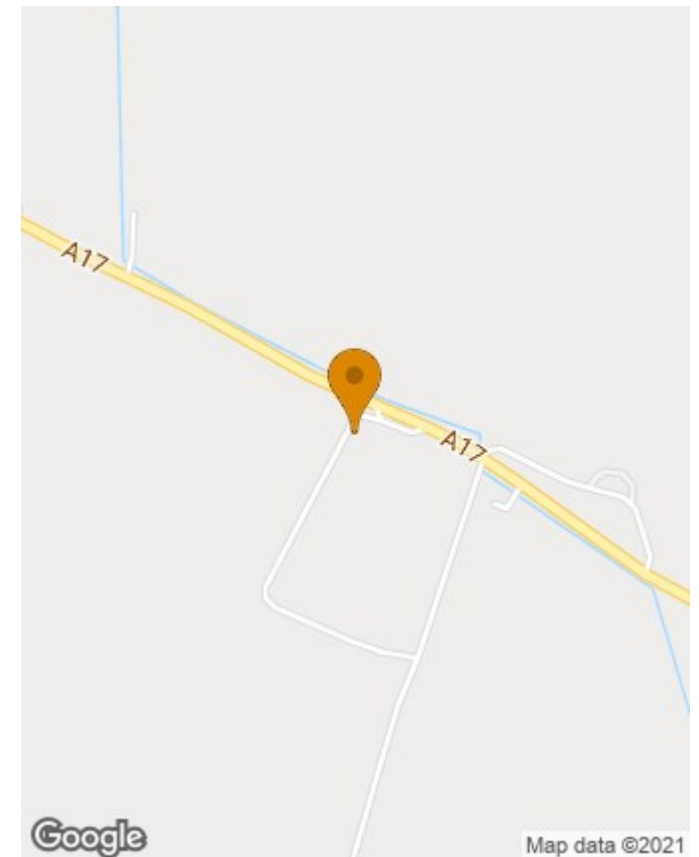
The property is accessed by a shared gravelled driveway which leads to a further gravelled driveway which provides off-road parking and leads to the:

GARAGE

Having up-and-over door, service door to side, light and power.

REAR GARDEN

Being fully enclosed with side access, laid to lawn with borders and greenhouse.



SERVICES

The property has mains electricity, water and drainage connected. Heating is via an oil fired boiler served by radiators and the property is double glazed.

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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Ground Floor

Approx. 64.3 sq. metres (692.3 sq. feet)



First Floor

Approx. 64.5 sq. metres (693.9 sq. feet)



Total area: approx. 128.8 sq. metres (1386.2 sq. feet)

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