



£250,000

Guan Soon, Field Lane, Friskney, Boston, Lincolnshire, PE22 8RL

NEWTONFALLOWELL



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Boston, Lincolnshire, PE22 8RL
£250,000

WELCOME TO GUAN SOON

Part glazed uPVC side entrance door through to the:

ENTRANCE HALL

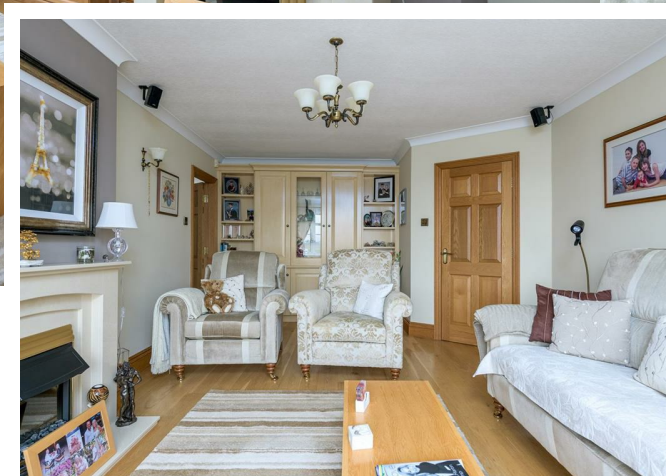
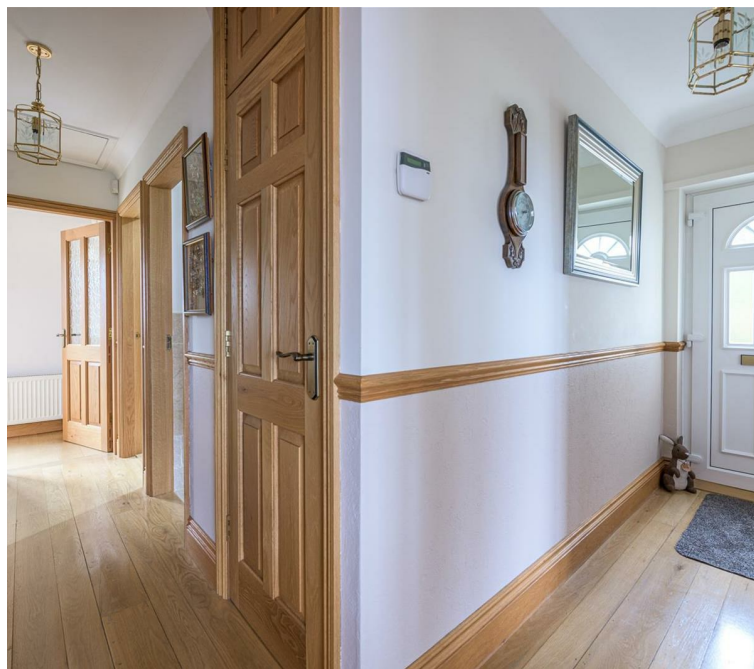
Having coved ceiling, radiator, solid american oak flooring, dado rail, smoke alarm, access to roof space with ladder and airing cupboard housing hot water cylinder with shelving.

LOUNGE

19'9" x 12'5" (max) (6.02m x 3.78m (max))

Having sealed unit double glazed uPVC bow window to front elevation, coved ceiling, two radiators, solid american oak flooring, electric fire in surround, fitted television cabinet with drawer and further fitted cupboards & shelving.

A beautifully presented detached bungalow in a quiet village location with open field views to the front & rear. Having immaculate accommodation comprising: entrance hall, lounge, dining kitchen, master bedroom with en-suite bathroom, two further bedrooms and shower room. Outside the property has a landscaped front garden, a driveway providing off-road parking, a garage and an enclosed rear garden. The property benefits from oil fired central heating and double glazing. VIEWING HIGHLY RECOMMENDED TO APPRECIATE THE QUALITY OF ACCOMMODATION



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DINING KITCHEN

18'6" x 13'5" (5.64m x 4.09m)

Having two sealed unit double glazed uPVC windows to front elevation, further sealed unit double glazed uPVC window to side elevation, sealed unit double glazed uPVC door with windows to both sides to rear elevation, coved ceiling, two radiators and tiled floor. Fitted with a range of base & wall units with granite work surfaces & tiled splashbacks comprising: 1 1/4 bowl composite sink with drainer & mixer tap inset to work surface, cupboards, drawers, space for dishwasher under, display units over. Work surface return with inset electric hob, cupboards & drawers under, cupboards & extractor over, tall unit housing integrated electric double oven with cupboards under & over. Further double larder style unit with space for fridge/freezer to one side.




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EN-SUITE BATHROOM

Having sealed unit double glazed uPVC windows to both side elevations, coved ceiling, heated towel rail, fully tiled walls, tiled floor with underfloor heating and extractor fan. Fitted with a suite comprising: panelled bath, shower enclosure with mixer shower fitting, his & hers pedestal wash basins and close coupled WC.

MASTER BEDROOM

14'11" x 11'1" (4.55m x 3.38m)

Having sealed unit double glazed uPVC windows to side & rear elevations, feature arched sealed unit double glazed uPVC window to other side elevation, coved ceiling, radiator and solid american oak flooring.





BEDROOM TWO

15'11" x 8'5" (4.85m x 2.57m)

Having sealed unit double glazed uPVC window to rear elevation, coved ceiling, radiator and range of fitted furniture comprising: two double wardrobes, bedside cabinets and overhead cupboards.

BEDROOM THREE

11'11" x 8'8" (3.63m x 2.64m)

(entrance recess in addition) Having part glazed uPVC door with windows to either side to rear elevation, coved ceiling, radiator and fitted desk with shelving, cupboard & drawers.

SHOWER ROOM

Having sealed unit double glazed uPVC window to side elevation, coved ceiling, heated towel rail, tiled floor, half tiled walls, shaver point and extractor fan. Fitted with a suite comprising: fully tiled shower enclosure with mixer shower fitting, close coupled WC and wash hand basin inset to vanity unit with double cupboard under.



EXTERIOR

To the front of the property there is a landscaped garden with block paved circular feature with central lawn & water feature. Further lawn with shrubs, plants, trees, etc and a concrete footpath to either side. A gravelled driveway provides off-road parking and leads to the:

GARAGE

Having up-and-over door, oil storage tank, light and power.

REAR GARDEN

Being enclosed and having shaped lawn with borders, crazy paved patio, further paved patio and garden shed with attached potting shed.





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. The current council tax is band C.

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

AGENT'S NOTES

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.

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.



Total area: approx. 120.5 sq. metres (1297.0 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		77
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	