

£145,000

Frecheville, Mere Booth Road, Antons Gowt, Boston, Lincolnshire, PE22 7BG

NEWTONFALLOWELL

Mere Booth Road, Antons Gowt
Boston, Lincolnshire, PE22 7BG
£145,000

A detached bungalow in a village location with an open field to the rear and on a good sized plot of approximately 0.17 acre, subject to survey. The bungalow is of non-standard construction and has well presented accommodation comprising: porch, entrance hall, lounge, kitchen, rear entrance porch with two stores off, two double bedrooms, bathroom and separate WC. Outside the property has a lawned front garden, a driveway providing ample off-road parking, a garage and an enclosed rear garden. The property benefits from electric heaters and double glazing.

WELCOME TO FRECHEVILLE
Part glazed uPVC entrance door to the:

ENTRANCE PORCH
Having sealed unit double glazed uPVC windows to both side elevations, tiled floor and part glazed door through to the:

ENTRANCE HALL
Having electric wall heater, laminate flooring, smoke alarm, access to roof space and airing cupboard housing hot water cylinder with shelving.

LOUNGE
15'2" x 10'5" (4.62m x 3.18m)
Having sealed unit double glazed uPVC windows to front & side elevations, two electric wall heaters, telephone connection point, built-in cupboard with drawers under and fireplace with tiled hearth & back and inset multi-fuel burner.





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KITCHEN

10'5" x 9'2" (3.18m x 2.79m)

Having sealed unit double glazed uPVC window to side elevation, internal window to side and slate tile effect flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap and ceramic hob inset to work surface, cupboards, drawers, space & plumbing for automatic washing machine and integrated electric double oven under, cupboards & stainless steel splashback over. Further work surface with cupboards & drawer under, space for fridge/freezer to one side. Door to the:



REAR ENTRANCE PORCH

Having part glazed uPVC doors to both side elevations and doors to:

STORE ONE

7'2" x 5'11" (2.18m x 1.80m)

Having sealed unit double glazed uPVC window to side elevation.

STORE TWO

7'2" x 4'1" (2.18m x 1.24m)



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BEDROOM ONE

11'11" x 10'5" (3.63m x 3.18m)

Having sealed unit double glazed uPVC window to front elevation, electric wall heater and built-in double cupboard.

BEDROOM TWO

12'0" x 10'5" (3.66m x 3.18m)

Having sealed unit double glazed uPVC window to rear elevation, electric wall heater and built-in cupboards to one wall.

BATHROOM

Having sealed unit double glazed uPVC window to rear elevation, tiled splashbacks, panelled bath with shower attachment & anti-splash screen over and counter basin with mixer tap & drawers under.

SEPARATE WC

Having sealed unit double glazed uPVC window to rear elevation and low level WC.

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EXTERIOR

To the front of the property there is a lawned garden with a large gravelled driveway providing off-road parking which extends down the side of the property to the:

GARAGE

20'7" x 9'11" (6.27m x 3.02m)

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

REAR GARDEN

Being enclosed and having shaped lawn with borders, paved patio, greenhouse and outside tap.

THE PLOT

The property occupies a good sized 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.



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SERVICES

The property has mains electricity, water and drainage connected. Heating is via electric heaters 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

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.

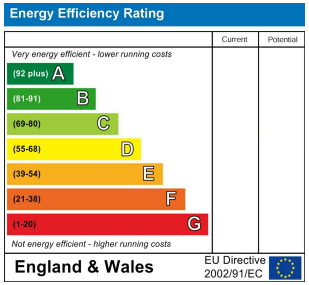
Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

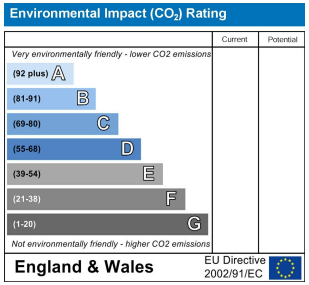
Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of £300 if you use their services. 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. 76.8 sq. metres (826.9 sq. feet)





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The Property Ombudsman