



 **NEWTON**
FALLOWELL

The Bungalow Station Road, Swineshead – PE20 3PB
£495,000

The Bungalow Station Road

Swineshead, Boston

An individually designed bungalow on the outskirts of the popular well served village of Swineshead with open views to the front & rear. Set on a fantastic plot of approximately 1.14 acres, subject to survey and offering lots of potential for extension or development, subject to planning permission.

Having over 2,100 square feet of well presented accommodation comprising: reception dining/hall, study, 17' sitting room, 23' lounge/diner, 17' breakfast kitchen, large utility room, shower room, further hallway, master bedroom with en-suite bathroom, three further good sized bedrooms and family bathroom.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





ACCOMMODATION

Porch recess with part glazed front entrance door & side screens through to the:

RECEPTION/DINING HALL

18' 0" x 14' 4" (5.48m x 4.37m)

(plus inner hallway) Having beamed ceiling with inset ceiling spotlights, two radiators, feature open brick walls and wood flooring.

STUDY

6' 2" x 5' 11" (1.88m x 1.81m)

Having window to front elevation, beamed ceiling and radiator.

SITTING ROOM

17' 11" x 15' 0" (5.47m x 4.58m)

Having window to front elevation, further windows to both side elevations, beamed ceiling, radiator, wall light points and brick-built fireplace with inset electric fire.

LOUNGE/DINER

23' 3" x 13' 11" (7.08m x 4.25m)

Having window & sliding patio doors to side elevation, beamed ceiling, two radiators, serving hatch to kitchen, wall light points and brick-built fireplace with inset multi-fuel burner.





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BREAKFAST KITCHEN

17' 11" x 11' 11" (5.47m x 3.63m)

Having window to rear elevation, beamed ceiling with inset ceiling spotlights, radiator and tiled floor. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl composite sink with drainer & mixer tap inset to work surface, cupboards, drawer & space for dishwasher under. Tall unit to side housing integrated electric double oven with cupboard under & cupboard over. Further work surface return with inset electric induction hob, cupboard under, cooker hood over. Further work surface return with cupboards under, cupboards over and space for upright fridge/freezer to side. Further work surface forming breakfast bar with cupboards under & glazed display unit over. Further work surface with cupboards & drawer under, cupboards & open-ended shelving over.

UTILITY

17' 5" x 10' 7" (5.31m x 3.23m)

(max) Having window to rear elevation, part glazed door to side elevation, beamed ceiling with inset ceiling spotlights, tiled floor, three built-in cupboards, work surface with inset sink & drainer, cupboards, space & plumbing for automatic washing machine & tumble dryer under.

SHOWER ROOM

Having window to rear elevation, beamed ceiling, radiator, tiled floor, fully tiled shower enclosure with electric shower fitting, close coupled WC and hand basin.

MASTER BEDROOM

18' 11" x 17' 11" (5.77m x 5.46m)

(max) Having windows to front & side elevations, beamed ceiling and two radiators.





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EN-SUITE

Having window to side elevation, radiator, tiled floor, extractor and part tiled walls. Fitted with a suite comprising: shower enclosure with electric shower fitting & mermaid board splashback, WC with concealed cistern and pedestal hand basin.

BEDROOM TWO

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

Having window to rear elevation, beamed ceiling and radiator.

BEDROOM THREE

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

Having window to rear elevation, beamed ceiling and radiator.

BATHROOM

8' 10" x 8' 2" (2.69m x 2.49m)

Having window to side elevation, beamed ceiling with inset ceiling spotlights, radiator, tiled floor, part tiled walls, shaver point and extractor. Fitted with a suite comprising: corner panelled bath, shower enclosure with electric shower fitting & mermaid board splashback, close coupled WC and pedestal hand basin.

EXTERIOR

The property is approached by a large gravelled driveway which provides ample off-road parking and there is a raised gravelled bed and borders. The driveway extends down the side of the property to the:

DOUBLE GARAGE/WORKSHOP

19' 8" x 19' 6" (6.00m x 5.95m)

Of brick & tile construction with two up-and-over doors, windows to side & rear, side service door, light and power. To the rear of the garage there is a patio area.



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GARDENS

To the side & rear of the property there is an extensive lawned garden with inset specimen trees and garden shed. There is also an oil storage tank (new 2023) to the side of the property.

THE PLOT

The property occupies a plot of approximately 1.14 acres, 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 electricity and water connected. Drainage is to a septic tank. Heating is via an oil fired boiler serving radiators and the property is double glazed. The current council tax is band C.

LIFETIME LEGAL

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £72 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.



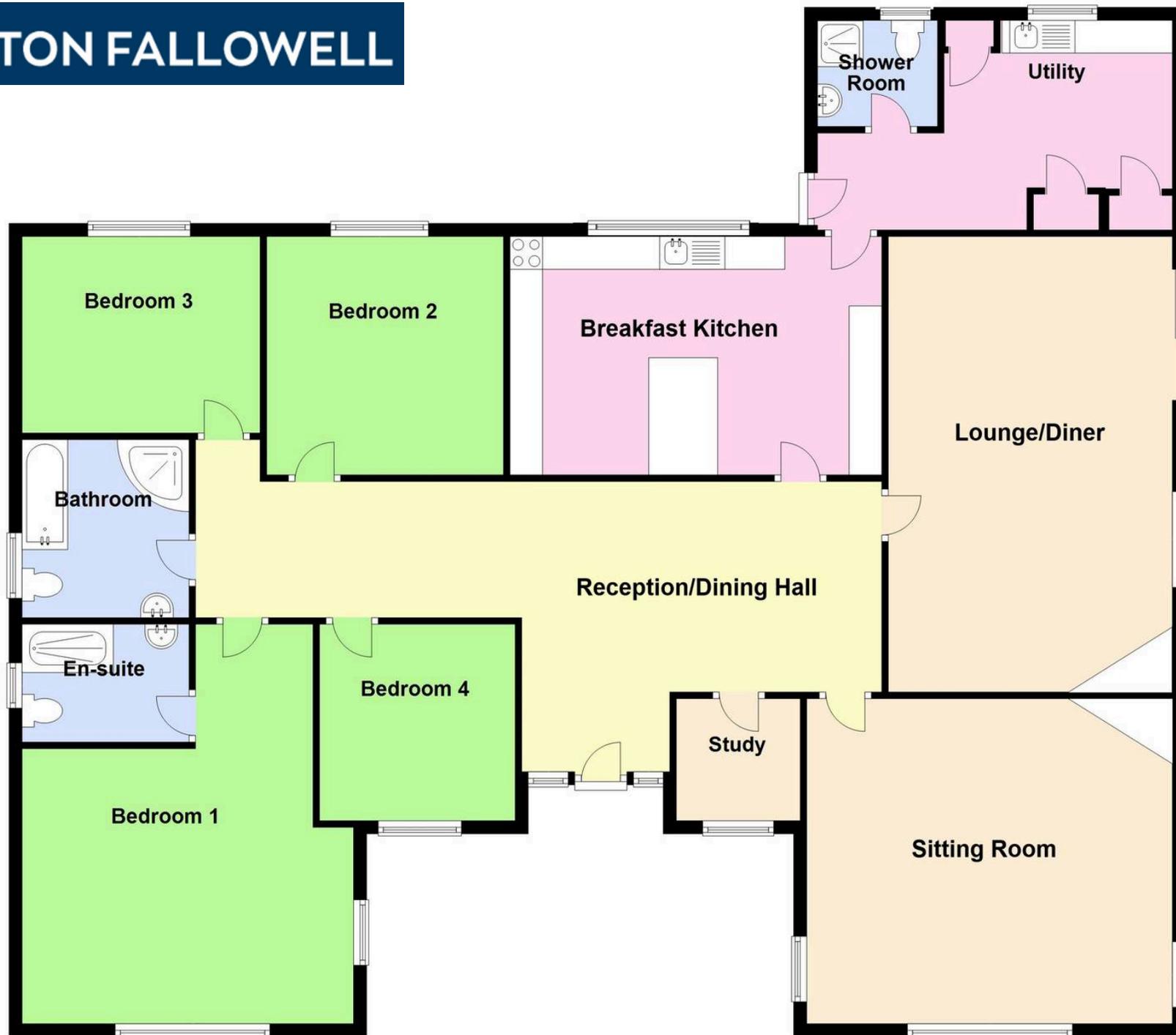
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Total area: approx. 204.1 sq. metres (2197.0 sq. feet)





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