



 **NEWTON**
FALLOWELL

Sunnyside, Sibsey Road, Boston – PE21 9QY
£190,000

Sunnyside Sibsey Road

Boston, PE21 9QY

Charming Detached Home with Open Views – No Onward Chain

Situated on a generous plot and enjoying far-reaching open views to the rear, this attractive detached home offers well-proportioned accommodation and is conveniently located for **Pilgrim Hospital**, making it ideal for a variety of buyers.

The ground floor comprises a dining room, lounge, hall, kitchen and bathroom. To the first floor are two double bedrooms, providing light and airy living space.

Externally, the property benefits from ample off-road parking, a lawned garden, a delightful summerhouse and a garage/store offering useful additional storage.

Further advantages include gas central heating and double glazing throughout.

Offered to the market **with no onward chain**, this property presents an excellent opportunity for a smooth and straightforward purchase.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





ACCOMMODATION

Part glazed front entrance door to the:

DINING ROOM

14' 1" x 10' 0" (4.30m x 3.04m)

Having window to front elevation, coved ceiling, radiator, tiled floor, understairs storage cupboard and door to staircase rising to first floor.

LOUNGE

14' 1" x 11' 2" (4.28m x 3.40m)

Having window to front elevation, coved ceiling, radiator and laminate flooring.

INNER HALL

Having window to rear elevation and coved ceiling. Opening to the:

KITCHEN

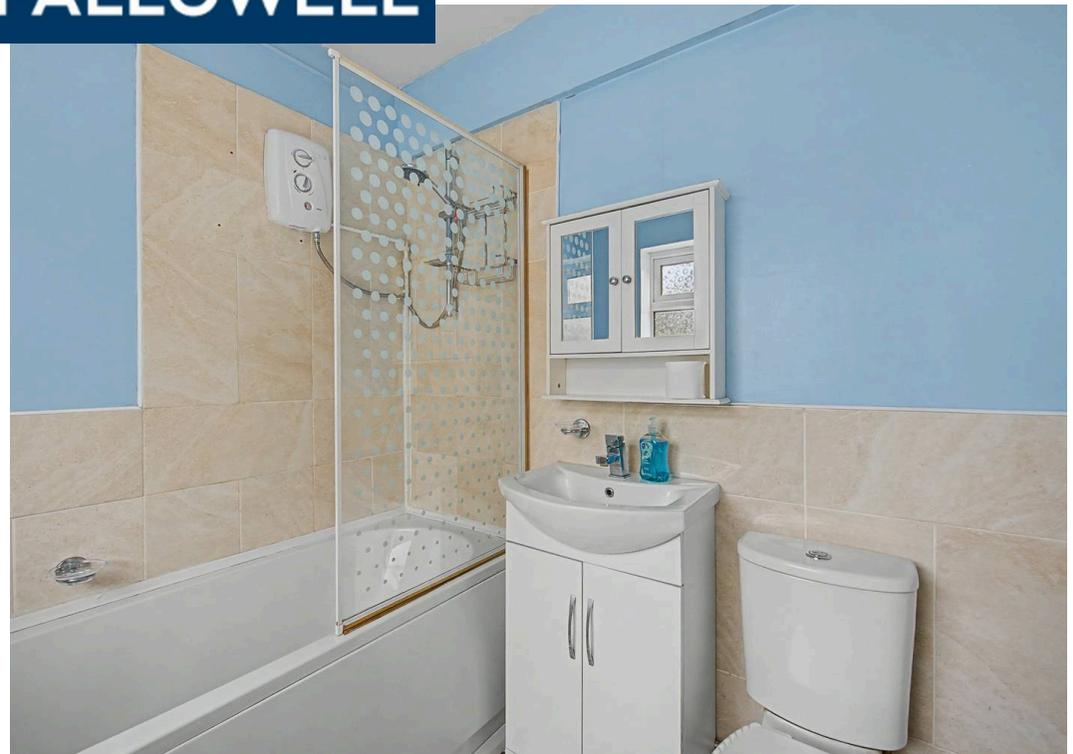
13' 0" x 6' 8" (3.97m x 2.03m)

Having window & part glazed door to front elevation, coved ceiling and tiled floor. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboards, space & plumbing for automatic washing machine under. Work surface return with cupboards under, cupboards & gas fired combination boiler (new 2022) providing for both domestic hot water & heating over. Further work surface return with space for gas cooker, cupboards & appliance space under.





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BATHROOM

Having window to rear elevation, radiator, extractor, tiled splashbacks, vinyl flooring, panelled bath with electric shower fitting & anti-splash screen over, close coupled WC and hand basin inset to vanity unit with cupboard under.

FIRST FLOOR LANDING

Having window to rear elevation.

BEDROOM ONE

14' 2" x 10' 2" (4.32m x 3.10m)

Having windows to front & rear elevations, coved ceiling, radiator, access to roof space and built-in double wardrobe.

BEDROOM TWO

14' 2" x 11' 4" (4.32m x 3.46m)

Having window to front elevation, coved ceiling and radiator.





EXTERIOR

The property has a gravelled driveway providing off-road parking which lead to electric gates opening to a further gravelled parking area with a summerhouse.

GARDENS

To the front of the property there is a lawned garden with a garden shed and an artificial grass area. To the side of the summerhouse there is a covered area and there is gated access leading to the:

GARAGE/STORE

Of brick construction with a window to the side.

THE PLOT

The property occupies a plot of approximately 0.13 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.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired combination boiler (new 2022) serving radiators and the property is double glazed. The current council tax is band B.





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.





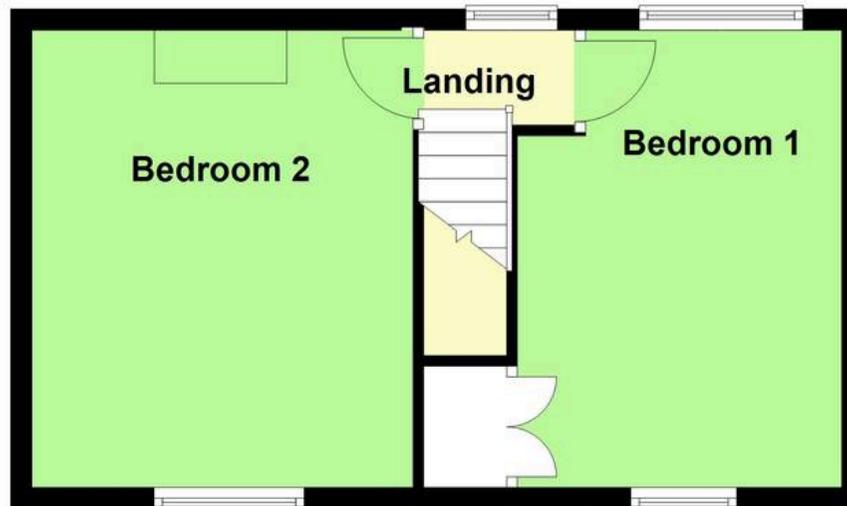
Ground Floor

Approx. 49.3 sq. metres (530.6 sq. feet)



First Floor

Approx. 32.9 sq. metres (354.1 sq. feet)



Total area: approx. 82.2 sq. metres (884.7 sq. feet)



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