



£249,950

Bonchurch, Gaysfield Road, Fishtoft, Boston, Lincolnshire, PE21 0SF

NEWTONFALLOWELL



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Boston, Lincolnshire, PE21 0SF
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WELCOME TO BONCHURCH

Part glazed uPVC front entrance door with side screen through to the:

ENTRANCE HALL

Having coved ceiling with inset ceiling spotlights, two radiators, engineered oak flooring, door to garage, smoke alarm, two telephone connection points, built-in storage cupboard with radiator and walk-in storage cupboard/study area.

LOUNGE

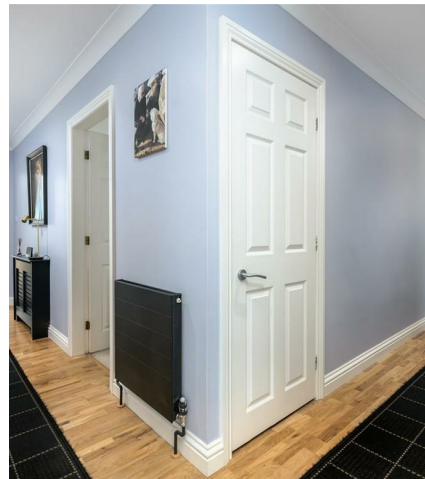
14'8" x 12'9" (4.47m x 3.89m)

Having sealed unit double glazed uPVC bow window to front elevation, coved ceiling, radiator, continuation of engineered oak flooring, wall light points, television aerial connection point and brick built open fireplace with quarry tiled hearth.

A detached bungalow in a highly sought after village location and with open fields to the rear. Having well presented accommodation comprising: entrance hall, lounge, breakfast kitchen, utility room, dining room/bedroom three, two bedrooms and re-fitted four piece bathroom. Outside the property has a low maintenance front garden, a block paved driveway providing off-road parking, a garage and an enclosed rear garden with solid log cabin. The property benefits from gas central heating & double glazing.



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BREAKFAST KITCHEN

15'10" x 11'8" (max) (4.83m x 3.56m (max))

Having sealed unit double glazed uPVC window & part glazed uPVC door to rear elevation, radiator, Rhino flooring and television aerial connection point. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: ceramic sink with drainer & mixer tap inset to work surface, cupboards, drawers and integrated dishwasher under. Unit housing Neff electric double oven with cupboards under & over. Work surface return with inset Neff electric induction hob, cupboards, drawers & integrated fridge under, cupboards, display cabinets & extractor over. Further work surface return with cupboards, drawers & shelving under, cupboards & shelving over. Double doors to dining room/bedroom three and further door to the:



UTILITY ROOM

10'9" x 4'11" (3.28m x 1.50m)

Having sealed unit double glazed uPVC window and part glazed uPVC door to side elevation, radiator, Rhino flooring, work surface with tiled splashback & inset stainless steel sink & drainer, cupboards & drawers under, space & plumbing for automatic washing machine & tumble dryer, work surface with cupboards over.



DINING ROOM/BEDROOM THREE

11'8" x 10'8" (3.56m x 3.25m)

Having sealed unit double glazed uPVC french doors to rear elevation & garden, coved ceiling, radiator, Rhino flooring and television aerial connection point.



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BEDROOM ONE

12'9" x 11'9" (3.89m x 3.58m)

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

BEDROOM TWO

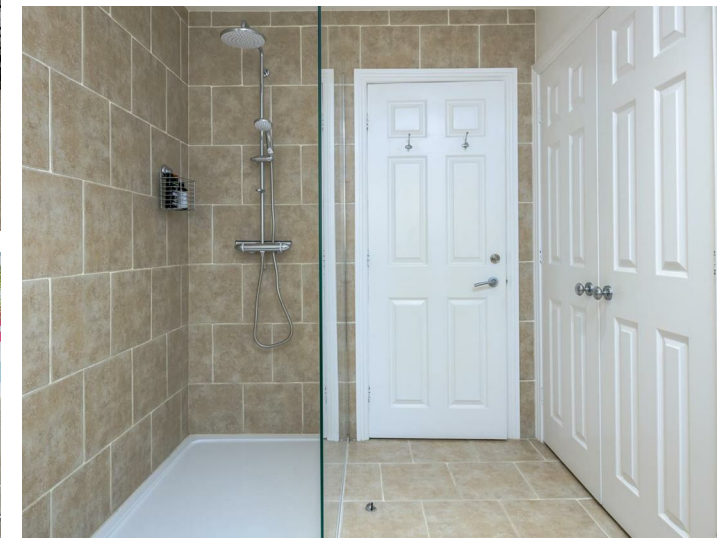
14'0" (max) x 9'9" (4.27m (max) x 2.97m)

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

BATHROOM

10'6" x 8'9" (3.20m x 2.67m)

Having sealed unit double glazed uPVC window to side elevation, inset ceiling spotlights, heated towel rail, tiled floor, half tiled walls, extractor fan and double airing cupboard housing hot water cylinder with shelving. Re-fitted with a suite comprising: freestanding bath, walk-in double shower enclosure with overhead power shower & hand held attachment, close coupled WC and pedestal wash hand basin.



EXTERIOR

To the front of the property there is a large low maintenance gravelled area with established borders and central bed with specimen tree. A large block paved driveway provides off-road parking for three vehicles and leads to the:

GARAGE

17'6" x 10'7" (5.33m x 3.23m)

Having electric remote controlled roller door, sealed unit double glazed uPVC window to side, access to roof space, light, power and wall mounted gas fired boiler providing for both domestic hot water and heating.

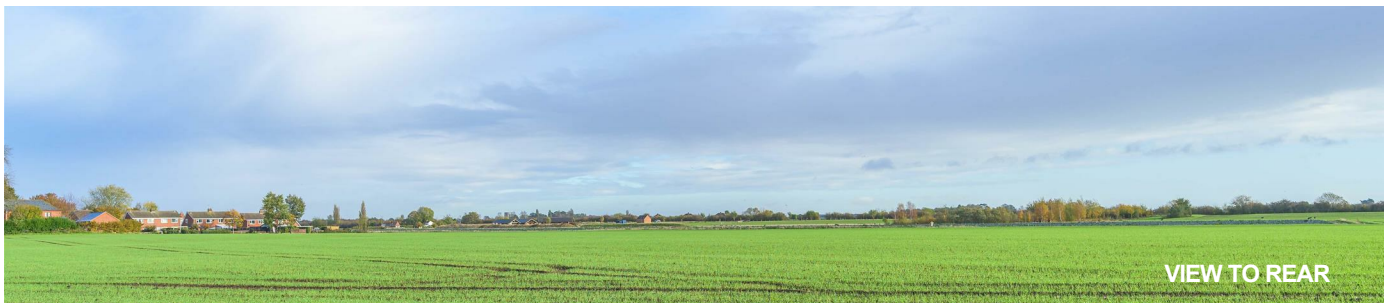
Gated access to the:

REAR GARDEN

Being fully enclosed and having shaped lawn with borders, decking, raised pond, paved footpath, shed with light & power and solid log cabin also with light & power. The property also has outside lighting to the front, side & rear.

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SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired Worcester boiler with filter served by radiators which is three years old and serviced. The property is double glazed and the current council tax is band C.



VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

AGENT'S NOTES

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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.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	84
(81-91) B	
(69-80) C	68
(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


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Total area: approx. 119.0 sq. metres (1280.7 sq. feet)