CHOICE PROPERTIES

Estate Agents

3 Main Road, Boston, PE22 8SE

Reduced To £269,950



Choice Properties are pleased to offer this lovely detached home set on a generous plot with well-maintained gardens and beautiful open views. The accommodation briefly comprises; entrance hallway, bedroom 4 / study, lounge, dining room, kitchen and downstairs WC. To the first floor there is a spacious landing leading to three good sized bedrooms and a modern family bathroom. The property benefits from UPVC double glazing throughout, including a charming stable door from the kitchen opening out to the garden, along with oil fired central heating. Outside, there is off road parking, a single garage and attractive gardens enjoying open field views to the side and rear. Ideally located close to a bus stop on the main Boston to Skegness route, with a popular pub/restaurant just a short walk away. The main village, offering a primary school, village shop/Post Office, additional pub and village hall, is just under two miles away. Skegness is approximately 8 miles away, with the market town of Boston around 14 miles away.

Spacious detached house set in a good size plot with accommodation comprising :

Entrance Hall
Double glazed door to front, stairs to first floor landing, radiator.

Kitchen
12'11 x 7'
Double glazed window to rear and side, double glazed stable door to rear, range of eye level and base units, inset sink with mixer tap and drainer, space for appliances, part tiled walls, wall mounted boiler.

Lounge
11'11 x 11'3
Double glazed window to rear, open fire with decorative surround, radiator.

Dining Room
12'11 x 11'11
Triple glazed window to front, double glazed window to side, built in storage cupboard, radiator.

Bedroom Four / Study
7'7 x 7'5
Triple glazed window to front, radiator.

Separate W.C
Obscure double glazed window to rear, low level w.c.

Landing
Double glazed window to rear, airing cupboard.

Bedroom One
12'10 x 12'
Triple glazed window to front, built in storage cupboard, built in wardrobe, radiator.

Bedroom Two
13'4 x 11'3
Triple glazed window to front, built in wardrobe, radiator.

Bedroom Three
9'7 x 7'5
Double glazed window to rear, radiator.

Bathroom
Obscure double glazed window to rear, white suite comprising low level w.c, vanity wash hand basin with mixer tap, P-shaped bath with mixer tap, shower fitted above bath, glazed shower screen door, part tiled walls, heated towel rail.

Garden
Surrounding the property, mainly laid to lawn, patio area, outside tap, side access, outside W.C, summer house, flowers, trees and shrubs, backing to open farmlands.

Garage
Twin opening doors, windows to sides, power and light.

Drvieway
Hardstanding providing off road parking space.

Tenure
Freehold

Council Tax Band
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A

Making An Offer
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Opening Hours
Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

Viewing Arrangements
Contact Choice Properties on 01507 462277.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.








lets
stay
home





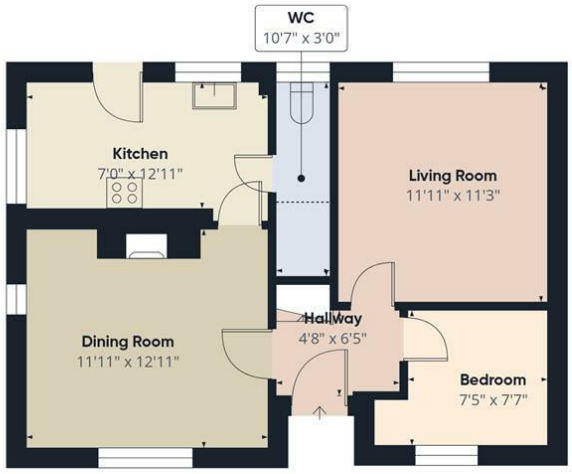




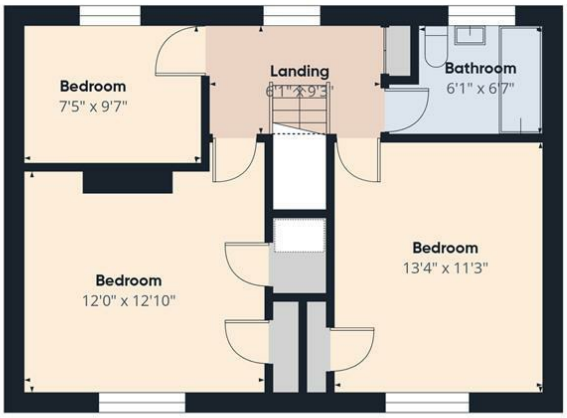








Floor 0



Floor 1

Approximate total area(1)

1014 ft²

Reduced headroom

12 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Directions

Use postcode of PE22 8SE to locate the property

