



Carlton Road, Boston **Offers Over £100,000** Freehold

SSTC

NO ONWARD CHAIN!!!

MORTGAGEABLE NON-STANDARD CONSTRUCTION DETACHED BUNGALOW.

NO ONWARD CHAIN!!! | Non Standard Construction | Must Be Viewed! | RECENTLY REFURBISHED! | GENEROUS ENCLOSED REAR GARDEN!!! | WITHIN WALKING DISTANCE TO TOWN! | Ideal Investment or First Time Buy Purchase | Gas Central Heating |

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Plotway

NO ONWARD CHAIN!!!

MORTGAGEABLE NON-STANDARD CONSTRUCTION DETACHED BUNGALOW.

Recently Refurbished Bungalow - Luxurious Accommodation

Discover the hidden gem of luxurious accommodation! This spacious Bungalow has undergone recent refurbishment, offering a delightful living experience you won't want to miss.

Step inside to find an inviting entrance hall leading to a cosy living room and a well-appointed kitchen. Two double bedrooms provide ample space for relaxation, complemented by a convenient shower room and separate W/C. Enjoy the charm of a brick-built conservatory, perfect for unwinding after a long day.

Outside, the property boasts a secure grass section at the front, bordered by a timber fence. At the rear, a generously enclosed garden awaits, complete with a shed, offering a perfect setting for outdoor activities.

Embrace a scenic lifestyle with the nearby River Witham, inviting you to indulge in refreshing walks. Additional local amenities, including convenience stores, an ASDA supermarket, doctors' surgery, train station, and the bustling town centre, are all conveniently within reach.

Don't miss this opportunity! Schedule a viewing today and witness the charm and luxury this property has to offer.

📞 Contact us now to arrange a viewing! 📞

Gas central Heating and Mains Drainage.

Council Tax Band - A

The vendor will consider certain purchase options for the buyer which could potentially include paying for the buyers deposit if agreed for a certain price!

Tenure: Freehold

Entrance hall

Living Room

w: 3.1m x l: 4.6m (w: 10' 2" x l: 15' 1")

Kitchen

w: 2.8m x l: 3.1m (w: 9' 2" x l: 10' 2")

Bedroom 1

w: 3.6m x l: 3.1m (w: 11' 10" x l: 10' 2")

Bedroom 2

w: 3.6m x l: 3.1m (w: 11' 10" x l: 10' 2")

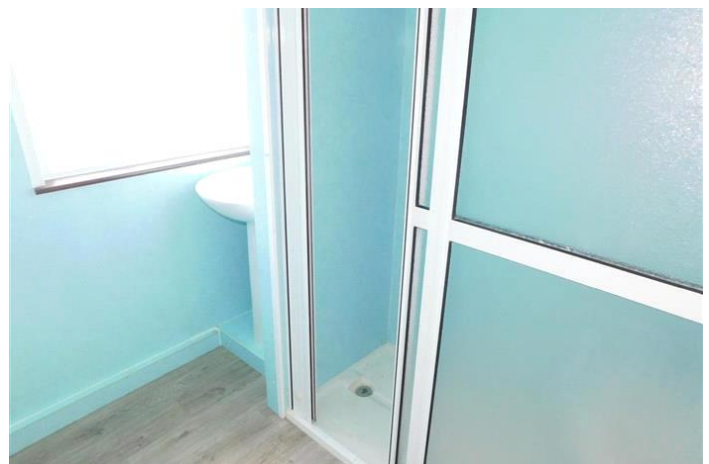
Shower Room

w: 1.4m x l: 2.2m (w: 4' 7" x l: 7' 3")

WC

Conservatory

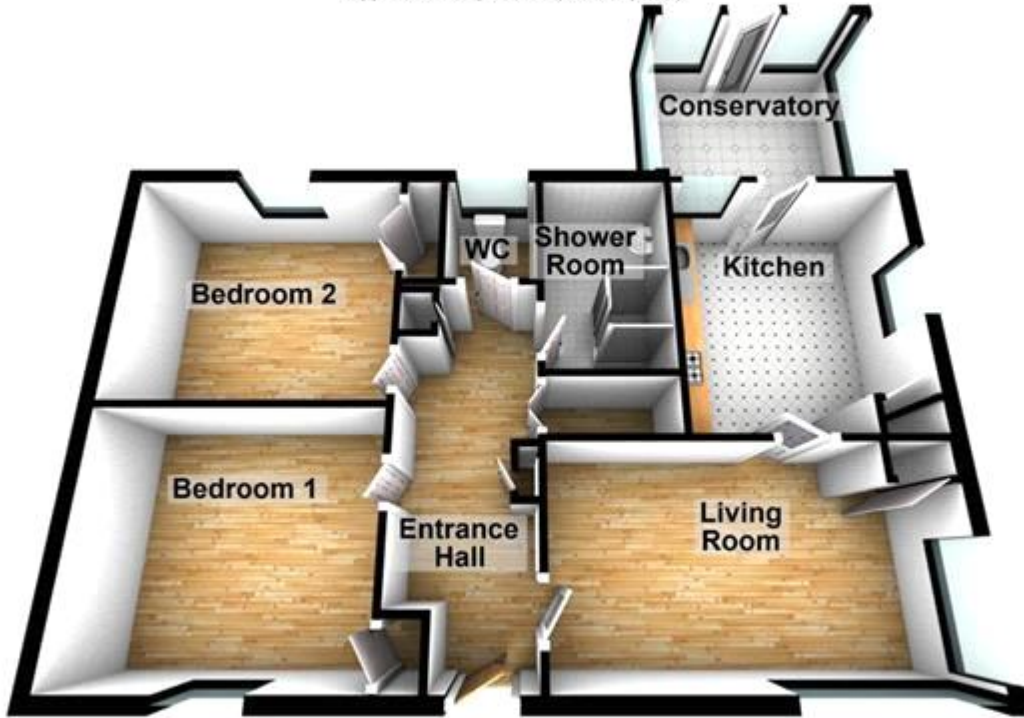
w: 2.6m x l: 2.9m (w: 8' 6" x l: 9' 6")





Ground Floor

Approx. 74.7 sq. metres (804.4 sq. feet)



Total area: approx. 74.7 sq. metres (804.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.