



Langrick Road, Boston

£169,950 Freehold

Are you currently searching for a family home?

Surprisingly deceptive home complete with private driveway, spacious reception rooms!, Three independent bedrooms!, Enclosed rear garden and located on the edge of town!

NO ONWARD CHAIN!!! | 3 bedrooms | Must Be Viewed! | Ideal Investment or First Time Buy Purchase | Within Walking Distance to Town Centre | FRONT AND REAR GARDENS! | Kitchen - Diner | Gas Central Heating |

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Plotway

Plotway of Boston is pleased to offer to the market this three-bedroom semi-detached family home which is situated on the outskirts of the Historic Market Town of Boston. The property itself is situated near the North Footy Foot Drain as well as a wealth of amenities!

This is a property not to be missed, so don't delay, give us a call today

Council Tax: B

EPC Rating: C

Tenure: Freehold

Internal accommodation of the ground floor briefly comprises of entrance hall, living room, SPACIOUS kitchen - diner, rear lobby and W/C.

To the first floor you will find three independent bedrooms (master with shower en-suite) as well as the family bathroom.

Externally this property benefits from not one but two lawned gardens! as well as off road parking to the front.

To access the rear there is a wooden side gate which brings you into the enclosed garden.

Local amenities include secondary & primary schools, supermarkets, train station, doctors surgery, sports centre as well as the town centre itself is only a short walk away!

THIS PROPERTY SIMPLY MUST BE VIEWED!

Tenure: Freehold

Entrance hall

Living Room

w: 3.1m x l: 3.9m (w: 10' 2" x l: 12' 10")

Kitchen/Diner

w: 5.3m x l: 3.8m (w: 17' 5" x l: 12' 6")

Maximum measurements

Rear Lobby

WC

w: 0.9m x l: 2m (w: 2' 11" x l: 6' 7")

Landing

Bedroom 1

w: 4m x l: 3.3m (w: 13' 1" x l: 10' 10")

Maximum measurements

En Suite Shower Room

Bedroom 2

w: 3.9m x l: 3.2m (w: 12' 10" x l: 10' 6")

Maximum measurements

Bedroom 3

w: 2.3m x l: 1.9m (w: 7' 7" x l: 6' 3")

Bathroom

w: 2.5m x l: 1.8m (w: 8' 2" x l: 5' 11")

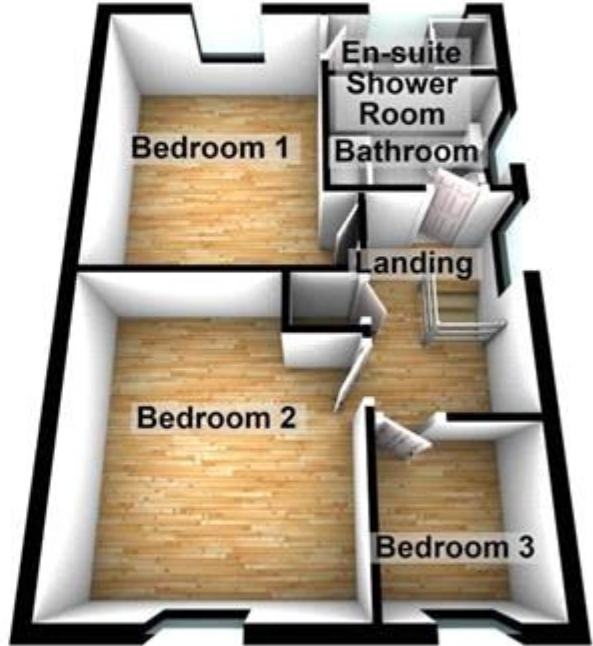




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C	74	
(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	

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/fitments 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.