



## Tannery Close, Boston

**£179,950** Freehold

**SSTC**

Immaculately presented 3 bedroom semi detached house set within a quiet cul-de-sac. Private driveway for multiple vehicles and enclosed rear garden with an enclosed luxury decking area with a few hidden surprises... CALL US TODAY!

3 bedrooms | RECENTLY REFURBISHED! | Must Be Viewed! | WITHIN WALKING DISTANCE TO TOWN! | Off Road Parking for Multiple Vehicles | Dining Kitchen | South Facing Rear Garden | Modern Shower Room with Downstairs W/C |

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**P**lotway

MODERN FAMILY HOME with luxurious accommodation throughout and a garden which is unlike any other!

Internal accommodation of the ground floor briefly comprises of entrance hall, spacious living room, MODERN kitchen diner benefiting from exceptional storage space and a glossy white finish having been modernised only THREE years ago as well as a downstairs W/C.

Upstairs you will find one single bedroom and TWO double bedrooms. There is also a modern shower room housing the W/C, pedestal washbasin and finally a mains fed shower cubicle.

Externally to the front you will find a private driveway for MULTIPLE vehicles.

To the rear you will find one of the DEFINING selling features of this property... a LUXURY raised decking area big enough for various furniture pieces and even having its own TV but that's not all... this area is fully enclosed by having a roof and two electric up & over doors, which can be opened for the summer time and closed for those peaceful winter nights.

Local amenities include a Primary School, Boston West Hospital, the Train Station, various food and shopping outlets as well as the town centre itself only being a short walk away!

EPC Rating: C

Council Tax Band: B

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Tenure: Freehold

#### Entrance hall

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#### Living Room

w: 3.9m x l: 4.1m (w: 12' 10" x l: 13' 5")

#### Kitchen/Diner

w: 3.6m x l: 5m (w: 11' 10" x l: 16' 5")

#### WC

w: 1m x l: 1.5m (w: 3' 3" x l: 4' 11")

#### Landing

#### Bedroom 1

w: 4.5m x l: 3m (w: 14' 9" x l: 9' 10")

Maximum Measurements

#### Bedroom 2

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

#### Bedroom 3

w: 2m x l: 2.6m (w: 6' 7" x l: 8' 6")

#### Shower Room

w: 2.4m x l: 1.6m (w: 7' 10" x l: 5' 3")





### Ground Floor



### First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>91</b>
(69-80) <b>C</b>	<b>78</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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/fittings 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.