



## Linden Court, Boston

**£424,950** Freehold

**SSTC**

Seeing is believing and you really need to see what this charming four bedroom detached family home has to offer!

From multiple reception rooms, spacious accommodation to an incredibly generous south facing corner plot which is conveniently tucked away this property is truly one of a kind!

SHOWHOME QUALITY PROPERTY!!! | Amtico LUXURY flooring covering first two floors | CLOSE TO PILGRIM HOSPITAL!!! | SOUTH

**01205356380**

[boston@plotway.co.uk](mailto:boston@plotway.co.uk)

**P**lotway

"Seeing is believing"

An incredibly deceptive "SHOWHOME QUALITY" FAMILY home set within walking distance to the Town Centre & Pilgrim Hospital!

The internal accommodation, which is set over three floors, welcomes you with an incredibly spacious entrance hall which draws you in straight to the modern décor and style that will flow throughout the rest of the property. Having access leading directly to the utility room, ground floor wet room as well as the double garage (with modern boiler and water softener) you could be forgiven for thinking that you've seen all that is on offer already.

As you take the steps to the next floor you will find the accommodation branches off into the modern kitchen diner (with granite worktops & various lighting options), overlooking the stunning south facing corner plot which will just soak in the natural light as the day progresses. Furthermore you will find the living room with a charming electric fireplace which provides an ambience that helps to elevate this room to the relaxing environment that it should be... Speaking of elevating you will also find access to the raised patio area which is a rarity and provides a sense of comfort for garden lovers as you get to overlook the pride and joy that you have helped to nurture and create throughout the year. There is also the fourth bedroom which could be substituted as an extra reception room if you so wish.

Finally to the final floor you will find three DOUBLE bedrooms which bask in comfort and tranquillity as you rest your head at night. With the master bedroom having the extra benefit of an en-suite shower room as well as a STUNNING four piece bathroom located off the landing you will honestly be spoiled for choice.

Externally to the front you will find AMPLE private parking as the driveway leads directly to the modern electric double garage doors as well as having gated access to one of the DEFINING selling features of this property... THE GARDEN!

This SOUTH FACING garden is every gardeners dream! having a patio section which borders with the property, perfect for those summer BBQ'S and being predominantly laid to lawn you could end up spending several hours getting lost in it all! But lets just let the photos do the talking for themselves...

You will be forgiven if you forget just whereabouts you are! As lets not forget the Boston Town Centre and Pilgrim Hospital are only short walks away!

It really doesn't get any better than this... CALL US TODAY!!!

Tenure: Freehold

#### Entrance hall

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

#### Utility Room

w: 2.7m x l: 3.6m (w: 8' 10" x l: 11' 10")

#### Wet Room

w: 2.1m x l: 2m (w: 6' 11" x l: 6' 7")

With under floor heating

#### Double Garage

w: 6.1m x l: 5.2m (w: 20' x l: 17' 1")

Integral

#### Stairs & Landing



**Living Room**

w: 3.5m x l: 4.9m (w: 11' 6" x l: 16' 1")

With electric fireplace and entrance to the raised Patio area

**Kitchen/Diner**

w: 3.1m x l: 6.3m (w: 10' 2" x l: 20' 8")

With dual aspect windows

Maximum measurements

**Bedroom 4**

w: 3.5m x l: 2.6m (w: 11' 6" x l: 8' 6")

**Stairs & Landing****Bedroom 1**

w: 3.6m x l: 5.4m (w: 11' 10" x l: 17' 9")

With shower en-suite

Maximum measurement's

**En Suite Shower Room**

w: 1.8m x l: 2.2m (w: 5' 11" x l: 7' 3")

With under floor heating

**Bedroom 2**

w: 4.2m x l: 3.4m (w: 13' 9" x l: 11' 2")

**Bedroom 3**

w: 2.3m x l: 4.1m (w: 7' 7" x l: 13' 5")

Maximum measurement's

**Bathroom**

w: 2m x l: 2.9m (w: 6' 7" x l: 9' 6")

Four piece bathroom with underfloor heating





Total area: approx. 179.6 sq. metres (1932.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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		
	82	89
<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/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.