



Lindis Road, Boston

£240,000 Freehold

MUST BE SEEN!

An extremely desirable two double bedroom DETACHED Bungalow located within a sought after area with a surprisingly deceptive and spacious rear garden which COULD BE A POTENTIAL BUILDING PLOT!

Must Be Viewed! | POTENTIAL BUILDING PLOT! | AMPLE OFF ROAD PARKING | CLOSE TO PILGRIM HOSPITAL!!! | Close to amenities and Schools | Detached Garage/ Workshop outbuilding! | GENEROUS ENCLOSED REAR GARDEN!!! | Kitchen, Living Room & Dining

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Plotway

MUST BE SEEN!

Internal accommodation briefly comprises of entrance hall, living room (with multi fuel log burner), dining room, kitchen, music room/ study, two DOUBLE bedrooms and a modern bathroom!

Externally you will be greeted by a paved PRIVATE driveway which bypasses a spacious front garden which can also be doubled as extra parking and having the added luxury of a natural border of trees and hedges for that extra privacy!

As you enter the rear garden you will be greeted by various SUBSTANTIAL & Detached outbuildings! Starting with a practical patio section which signal the low maintenance aspect of the garden however as you journey deeper you will find a lawned section in front of the summerhouse as well as various pathways which lead to the bottom of the garden, all bypassing the surprisingly spacious detached garage/ workshop eventually leading to the charming vegetable patch.

The property is located on the outskirts of town which provides easy access to the A52 as well as having the Pilgrim Hospital, and nearby schools including St Marys, Tower Road, and the Boston High School that are all within walking distance!

The property also offers access to the A16 providing easy access routes to the South!

The selling agent has been told of the opportunity for a potential extension as well as splitting the garden in to a separate building plot - FOR MORE INFORMATION PLEASE CONTACT THE SELLING AGENT.

Tenure: Freehold

Entrance hall

Living Room

w: 3.66m x l: 3.48m (w: 12' x l: 11' 5")

Dining Room

w: 2.6m x l: 1.6m (w: 8' 6" x l: 5' 3")

Kitchen

w: 3.66m x l: 1.7m (w: 12' x l: 5' 7")

Study

w: 5.66m x l: 1.78m (w: 18' 7" x l: 5' 10")

Music Room/ Study

Bedroom 1

w: 3.35m x l: 3.66m (w: 11' x l: 12')

Bedroom 2

w: 3.66m x l: 2.57m (w: 12' x l: 8' 5")

Bathroom

w: 2.6m x l: 1.6m (w: 8' 6" x l: 5' 3")



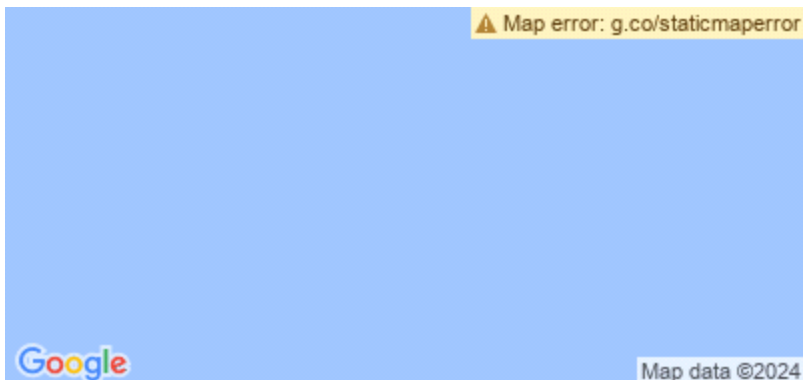


Ground Floor

Approx. 77.3 sq. metres (832.1 sq. feet)



Total area: approx. 77.3 sq. metres (832.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	57	71
(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/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.