



Spilsby Road, Boston

Guide Price £220,000 Freehold

NO ONWARD CHAIN!

£220,000 - £240,000 GUIDE PRICE

Welcome to this exquisite 3-storey, 4-bedroom semi-detached house, conveniently located within walking distance to the Pilgrim Hospital. Situated in a peaceful residential area, this home offers both comfort and convenience.

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Plotway

NO ONWARD CHAIN!

£220,000 - £240,000 GUIDE PRICE

Welcome to this extremely VERSATILE and surprisingly deceptive four bedroom home located within an ever so popular and prime location of Boston!

Upon entering this charming property, you'll immediately notice the sense of space and warmth that greets you. The living room, bathed in natural light, offers a welcoming ambiance, perfect for relaxing evenings with loved ones or entertaining guests.

Adjacent to the living room is a spacious dining room, providing an ideal setting for family meals and gatherings. The kitchen, thoughtfully designed and fully equipped, boasts modern amenities and ample storage, making meal preparation a breeze.

One of the highlights of this home is the sunroom, a tranquil oasis where you can bask in the sunlight and enjoy the picturesque views of the garden. Whether you're sipping your morning coffee or unwinding with a good book, this sun-drenched space is sure to become one of your favourite spots in the house.

The ground floor is completed by a well-appointed bathroom, offering convenience and functionality for everyday living as well as access to the basement!

To the first floor you will be greeted by the first two double bedrooms which offer a relaxed and tranquil atmosphere for your to rest your head at night. There is also an additional shower room located off the first floor landing.

The journey continues to the second floor, where two additional bedrooms await. These rooms are versatile, ideal for accommodating guests, setting up a home office, or creating a cosy retreat.

Outside, the property benefits from a well-maintained garden, providing the perfect backdrop for outdoor gatherings or simply enjoying a cup of coffee in the morning sun. The driveway offers off-road parking, ensuring convenience for you and your guests.

oh and did we mention it has PRIVATE PARKING!

With its proximity to the Pilgrim Hospital, this home is ideal for medical professionals or anyone seeking easy access to healthcare services. Additionally, nearby amenities include the town centre which is bustling with shops, restaurants, schools, and transport links further enhance the appeal of this location.

The property further benefits from new carpets, stunning paddock views to the rear! As well as gas central heating.

In summary, this 3-storey, 4-bedroom semi-detached house offers a wonderful opportunity to own a spacious and well-appointed home in a desirable area. Don't miss your chance to make this property yours!

Tenure: Freehold

Entrance hall

Living Room

w: 3.6m x l: 4.4m (w: 11' 10" x l: 14' 5")

Dining Room

w: 3.6m x l: 3.3m (w: 11' 10" x l: 10' 10")



Kitchen

w: 2.9m x l: 4.7m (w: 9' 6" x l: 15' 5")

Inner Hallway

Bathroom

w: 1.5m x l: 2.3m (w: 4' 11" x l: 7' 7")

Sun Room

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

Maximum measurements

Basement

w: 5.3m x l: 3.5m (w: 17' 5" x l: 11' 6")

Maximum measurements

Landing

Bedroom

w: 2.4m x l: 3.6m (w: 7' 10" x l: 11' 10")

Maximum measurements

Bedroom

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

Shower Room

w: 1.9m x l: 1.5m (w: 6' 3" x l: 4' 11")

Maximum measurements

Landing

Bedroom

w: 2.9m x l: 3.5m (w: 9' 6" x l: 11' 6")

Bedroom

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	57	
(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/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.