



Tower Road, Boston

£219,950 Freehold

Welcome to this exquisite four-bedroom semi-detached residence, where modern elegance meets timeless charm. Situated in a desirable area, this home offers a perfect blend of comfort, style, and functionality.

Must Be Viewed! | HMO POTENTIAL! | Off Road Parking for Multiple Vehicles | CLOSE TO PILGRIM HOSPITAL!!! | Close to Amenities & Schools | Gas Central Heating | Kitchen, Living Room & Dining Room | 3 bedrooms |

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Plotway

Welcome to this extraordinary deceptive four bedroom semi-detached home located within walking distance to the town centre and offering versatile accommodation which could suit many needs whether it is moving into a welcoming, warm, family home or a potential HMO this property has it all!

As you approach the property you will be greeted by a private driveway suitable for multiple vehicles, with the added benefit of extending this to suit your needs if you so wish.

Upon entering via the spacious hallway, you'll be greeted by a spacious living room bathed in natural light, providing a warm and inviting atmosphere for relaxation or entertaining guests. Adjacent to the living room is a versatile space that can be used as a dining area, allowing for seamless transition between casual meals and formal gatherings.

The heart of the home lies in the well-appointed kitchen, featuring modern appliances, ample storage, and sleek countertops for meal preparation. Whether you're whipping up a quick breakfast or experimenting with new recipes, this kitchen is sure to inspire your culinary creativity.

Adjacent to the kitchen is a utility/study area, offering flexibility for those who work from home or require extra storage space. This multipurpose area can be customized to suit your needs, whether it's a dedicated home office or a convenient laundry room.

Convenience is key with the addition of a downstairs cloakroom, providing added comfort and practicality for busy households. No more running upstairs when nature calls – everything you need is right at your fingertips.

Upstairs, you'll find four generously sized bedrooms, each offering comfort and privacy for peaceful nights of rest. As well as the modern (less than 3 years old) bathroom, complete with a shower over the bath. Whether you prefer a quick rinse or a leisurely soak, this bathroom offers the perfect blend of style and functionality for your daily routine.

Outside, the incredibly spacious and deceptive landscaped rear garden provides a private oasis for outdoor relaxation and entertainment. Complete with a charming summer house and a well equipped workshop you will be spoilt for choice! From al fresco dining on the patio to summer BBQs on the lawn, you'll love spending time in this serene outdoor space

The property further benefits from a modern boiler, new doors and Modern UPVC Windows in most rooms of the house.

Conveniently located near schools, parks, and the town centre itself, this home offers the perfect combination of convenience and tranquillity. With easy access to major transportation routes, commuting to work or exploring the city is a breeze.

Tenure: Freehold

Entrance hall

Living Room

w: 3.6m x l: 3.9m (w: 11' 10" x l: 12' 10")
Plus Bay Window

Dining Room

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

Kitchen

w: 2.7m x l: 4.9m (w: 8' 10" x l: 16' 1")



Utility/ Study

w: 2.8m x l: 2.7m (w: 9' 2" x l: 8' 10")

Maximum Measurements

WC

Landing

Bedroom 1

w: 3.9m x l: 3m (w: 12' 10" x l: 9' 10")

Bedroom 2

w: 3.9m x l: 2.8m (w: 12' 10" x l: 9' 2")

Bedroom 3

w: 2.6m x l: 2.8m (w: 8' 6" x l: 9' 2")

Bedroom 4

w: 1.7m x l: 2.9m (w: 5' 7" x l: 9' 6")

Bathroom

w: 1.7m x l: 2.3m (w: 5' 7" x l: 7' 7")





Total area: approx. 117.3 sq. metres (1262.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	52	
(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.