

Desirable Modern Three Bedroomed Bungalow with Integral Garage in Popular Location

7 Fernleigh Way | Boston | Lincolnshire | PE21 9QF



Spacious Modern Property with Private and Enclosed Rear Garden
Let on Assured Shorthold Tenancy Until July 2023 at £10,200 per annum
Walking Distance From the Town Centre
Superb Investment Property

For Sale Freehold Subject to Existing Tenancy Until July 2023
£290,000 Subject to Contract

poyntons consultancy

PROPERTY MARKETING SPECIALISTS

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RICS

Location...

The bustling market town of Boston is located approximately 115 miles to the north of London on the A16 and A52 trunk roads, with a rail connection to London via Grantham on the main East Coast Rail Line.

The town has a long history associated with the Hanseatic ports with a strong retail, leisure and health offering.

The town has a twice weekly market and a number of well-regarded schools

The property is located just to the east of the town centre, off Tollfield Road, close to schools.

Accommodation...

Spacious Entrance Hall

Lounge.....5.8m x 4m

Thru to Dining Area

Dining Area.....3.5m x 3.1m

Rear Conservatory.....3.6m x 3.1m

Overlooking private rear garden.

Kitchen.....3.4m x 3.4m

Having fitted kitchen with stainless steel sink, integrated fridge, breakfast bar.

Utility Room

Bedroom 1.....3.8m x 3.3m

Having en-suite WC with walk-in shower, pedestal hand basin

Bedroom 2.....3.5m x 3m

Bedroom 3.....2.8m x 2.9m

Family Bathroom

Having shower, low level WC, pedestal hand basin, tiled.

Outside...

To the front of the property are formal gardens.

A driveway leads to the double integral garage which has been partially converted to provide the en-suite to Bedroom 1.

To the front of the property is a private enclosed garden.



Agent's Notes...

The property is let on an Assured Shorthold Tenancy terminating in July 2023 at £850 per calendar month. Please enquire for further details.

Outgoings...

The property is rated at Council Tax Band D.

EPC...

The property has an Energy Performance Asset Rating C71. Full details are available on request.

Viewing...

All viewings are to be made by appointment through the agent.

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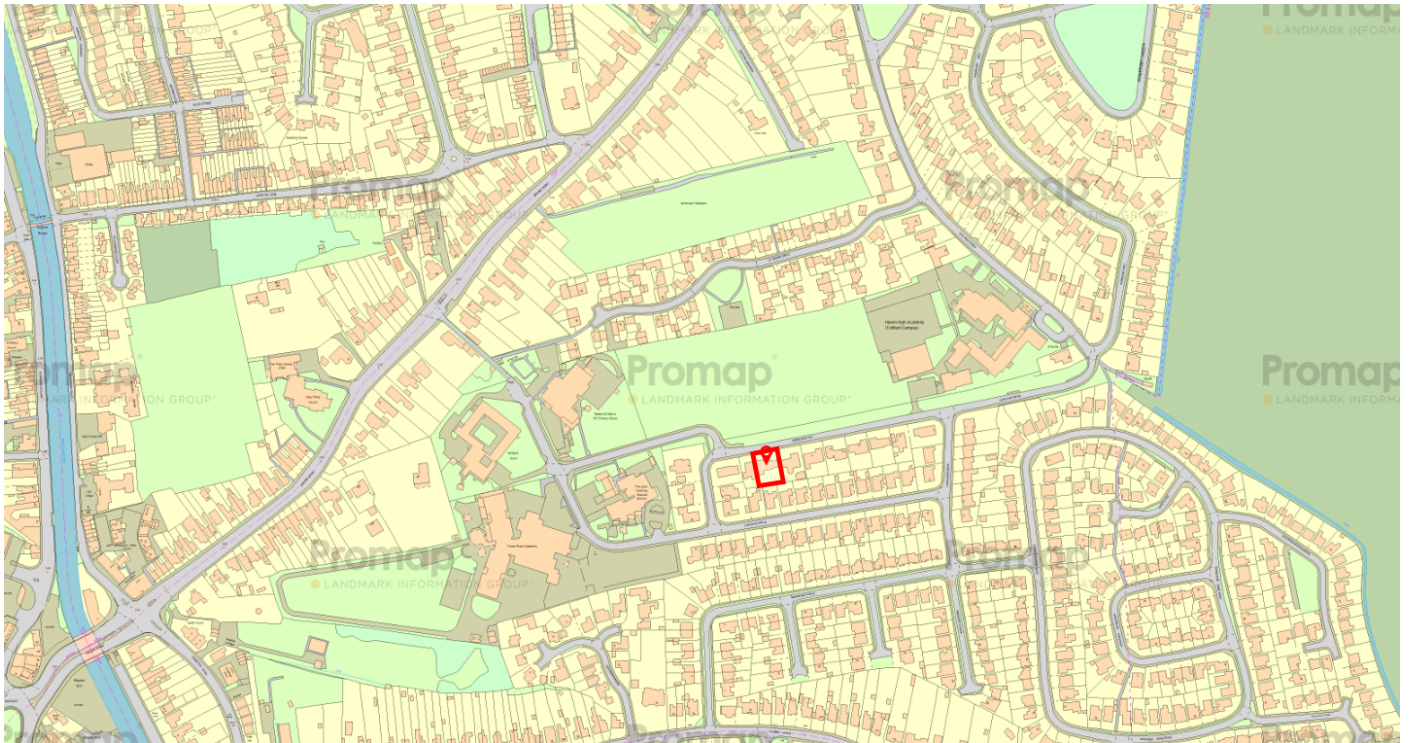
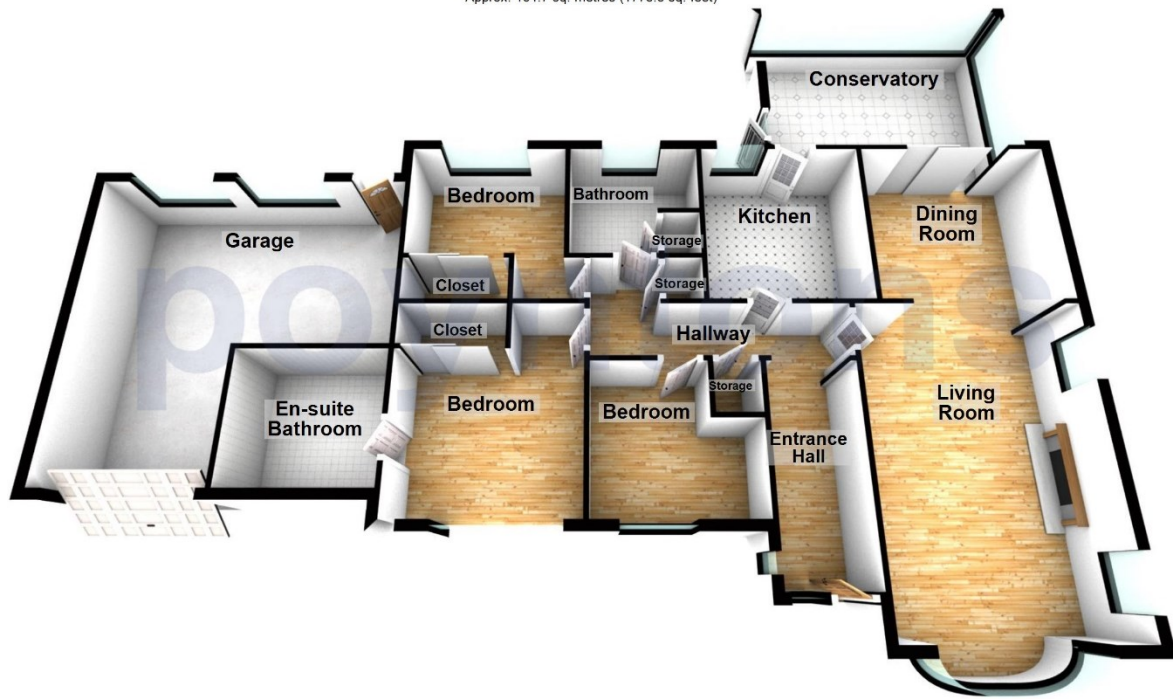
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Ground Floor
Approx. 164.7 sq. metres (1773.3 sq. feet)



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