

Spacious and Secluded Town Centre House with Parking and Gardens

2 Irby Street | Boston | Lincolnshire | PE21 8SA



3 Bedroomed Detached House, 2 Reception Rooms, Modern Fitted Kitchen, 2 Bathrooms, Large Living Room with Spacious Master Bedroom
Parking for 4 Cars, Private Gardens with Mature Boundaries

For Sale Freehold with Vacant Possession
£275,000 Subject to Contract, NO Onward Chain

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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Location...

The bustling market town of Boston has a long history associated with the Hanseatic ports and now has a population of around 70,000 residents.

The town has a twice weekly market, a large hospital, an active port, strong retail and sporting offerings, and a number of well-regarded schools.

The property is located on Irby Street near Witham Bank West, located close to the town bridge.

Accommodation...

Entrance Hall

2 full-height door cupboards, tiled floor.

Hallway

WC

Low-level WC, wall-mounted sink.

Understairs Cupboard

Shower Room

Being fully tiled, having a corner shower unit, sink, and WC.

Living Room.....5.4m x 4.5m, 24.3sqm

Wooden floor, fireplace.

Kitchen.....3.6m x 2.7m, 9.72sqm

Having a full range of modern fitted kitchen units, complementing worksurfaces, inset sink with taps, inset hob with extractor over, space for a cooker and appliances, tiled floor, inset spotlights.

Dining Room.....4.6m x 3.6m, 16.9sqm

French doors to patio, tiled floor.

First Floor Landing

Bedroom 1.....5.7m x 4.6m, 26sqm

Having 8 door full height wardrobes with 8 high level doors over.

Bathroom

Fully tiled having bath, sink and inset spot lights.

WC

Having low level WC and wall mounted sink.

Bedroom 2.....3.6m x 2.7m and 1m x 1.8m, 11.9 sqm

Full height 6 door cupboards.

Bedroom 3.....3.5m x 4.3m, 15.6sqm

Outside...

To the front of the property is a block paved access leading to parking for 4 vehicles.

A gateway leads to the side of the house where there is a south facing patio and garden with a colonnaded path leading to the private gardens at the rear with an entrance on to Witham Bank and the moorings.

The garden contains a number of mature trees including a chestnut tree with a Tree Preservation Order.

A number of well-kept hedges, apple tree, holly trees and other specimens can also be found along with a timber garden shed.



Outgoings...

This property is rated at Council Tax Band C.

EPC...

An EPC has been instructed and will be available on request.

Viewing...

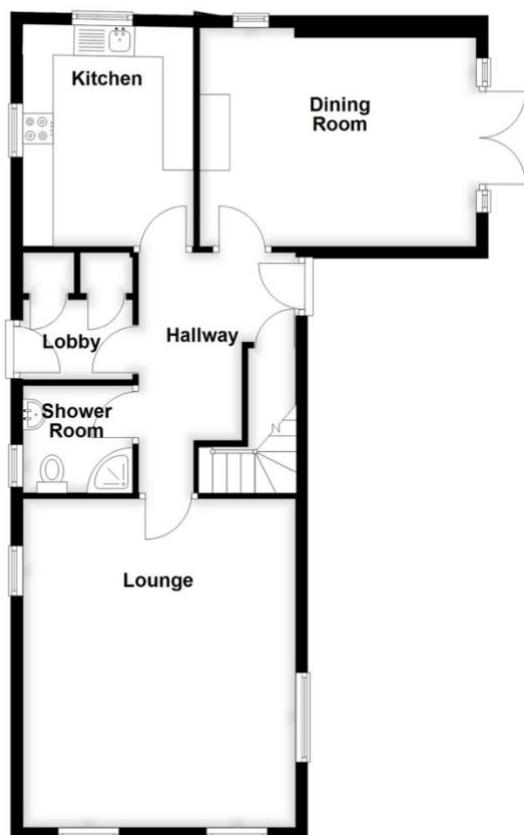
All viewings are to be made by appointment through the agent. Poynton's Consultancy.
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Ground Floor

Approx. 70.0 sq. metres (753.3 sq. feet)



First Floor

Approx. 70.5 sq. metres (759.3 sq. feet)

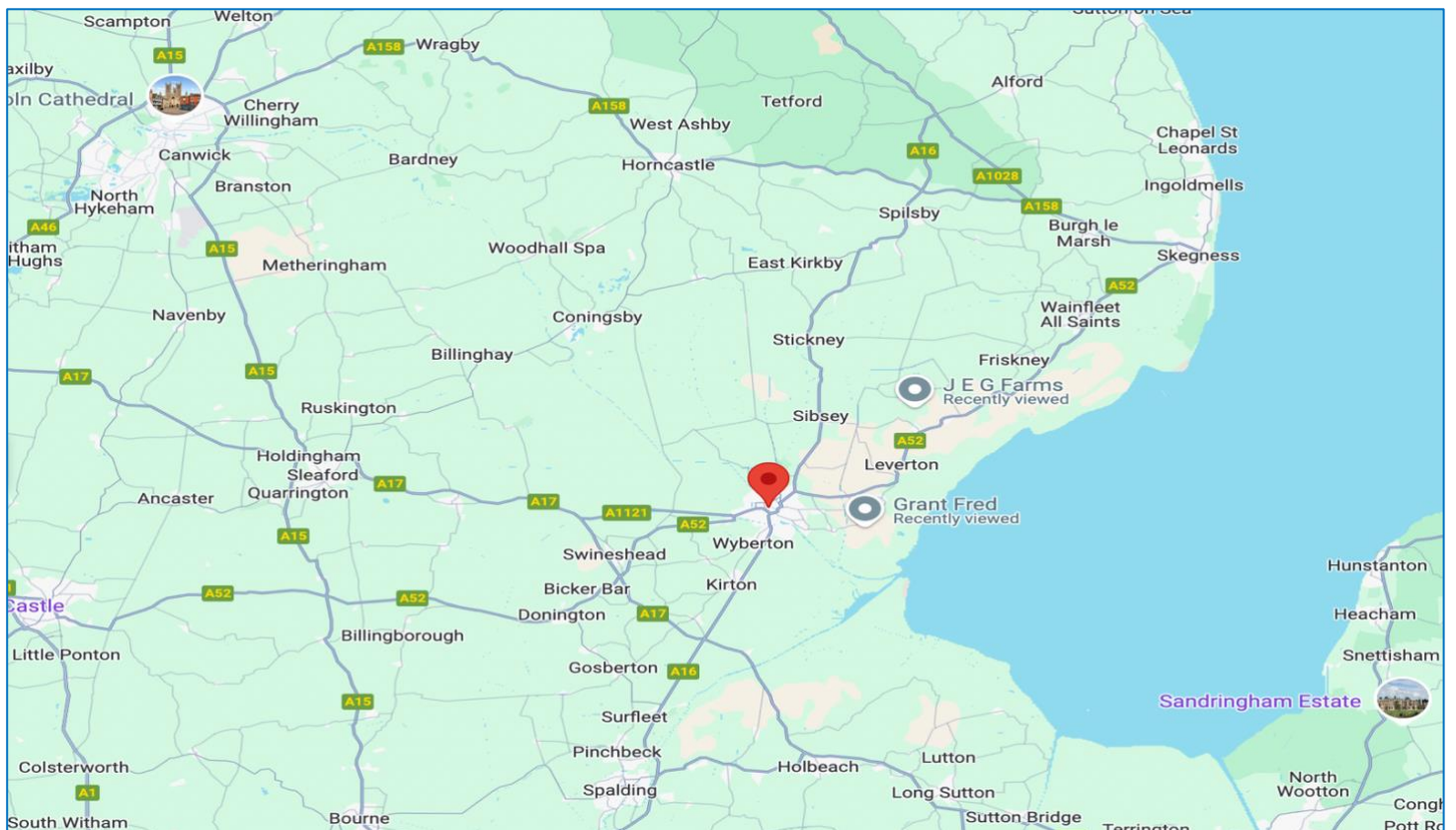
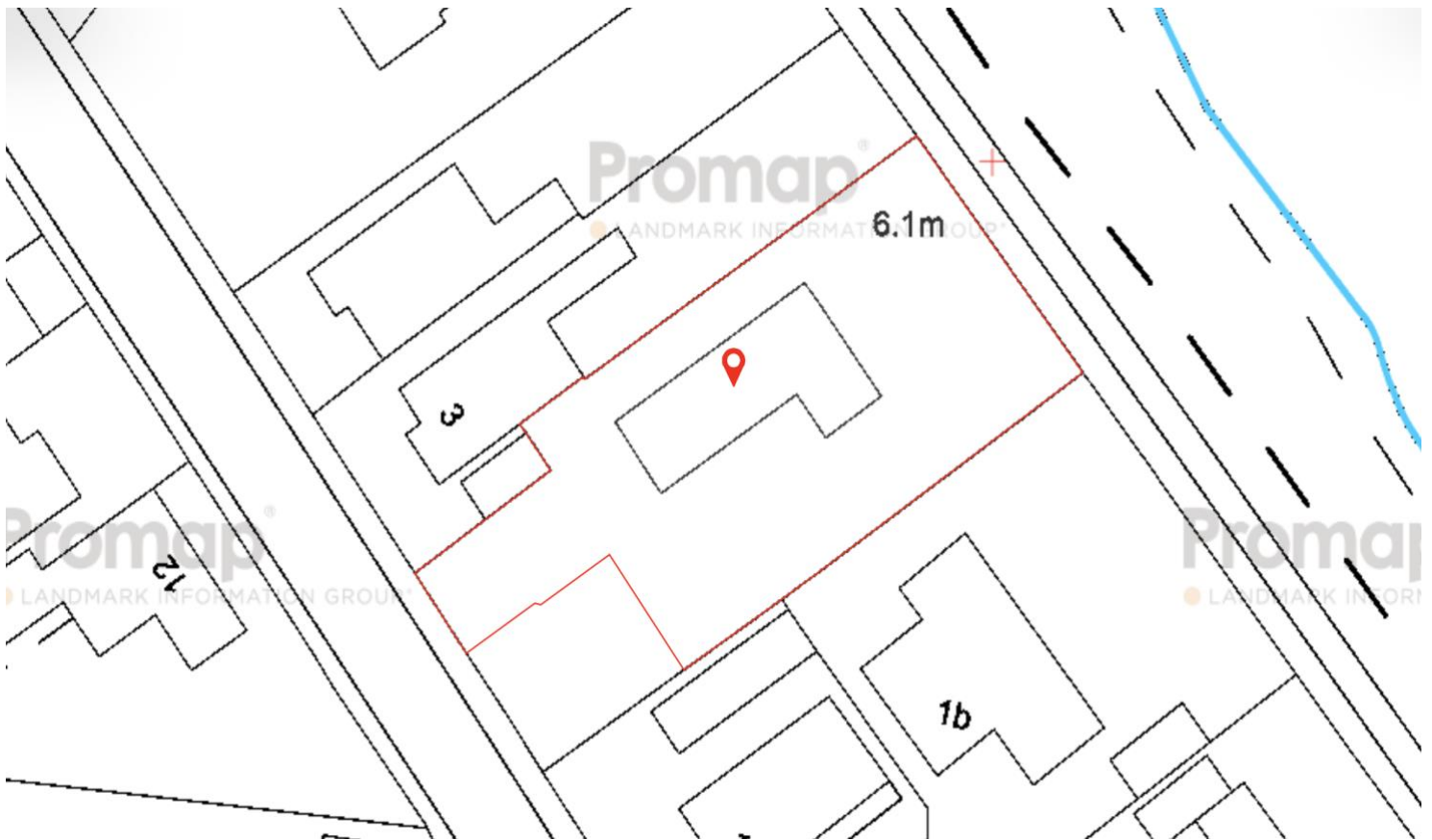


Total area: approx. 140.5 sq. metres (1512.6 sq. feet)

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