

Large 4 Bedroomed Detached Family Home with Off Street Parking, Private Rear Courtyard and Workshop

87 Sleaford Road | Boston | Lincolnshire | PE21 8EY



A Substantial House in Desirable Residential Area Offering 4 bedrooms, 2 Bathrooms, Large Fitted Kitchen Diner with Separate Utility Room
Driveway to the Side and Rear Leading to a Workshop Extending to Provide an Additional 850sqft of Accommodation, 12 Solar Panels with Feed-in Tarif

For Sale Freehold with Vacant Possession
£295,000 Subject to Contract, No Onward Chain

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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Location...

The market town of Boston has a long trading history with the Hanseatic League and currently has a population of around 70,000 residents.

The town has a large hospital, a number of well-regarded schools, twice weekly market, port and a number of large supermarkets and well-regarded sporting and retail offering.

The property is located to the west of the town centre on Sleaford Road opposite the Woodville Park.

Description...

The property has UPVC double glazed windows and gas fired central heating.

A lobby leads through into the spacious entrance hall having staircase to the first floor and 2 reception rooms off.

Main Living Room.....4m x 4m
Having coal effect fireplace, central heating radiator.

Dining Room.....4.1m x 3.5m
Having fireplace.

Understairs Cupboard

Kitchen Diner.....7m x 3.7m
Having a full range of fitted units with square edged complementing worksurfaces with inset sink, range cooker with extraction, feature brick fireplace illuminated with space for a multi fuel burner, glass fronted display cupboards with display shelving, boiler cupboard, door through to rear utility.

Utility.....2.9m x 2.7m
Having cupboards with square edged worksurfaces, space for domestic appliances, fully tiled walls and floors.

Shower Room

Having walk-in shower, sink, WC and heated towel rail.

Stairs lead to the first floor where there is a spacious landing.

Bedroom 1.....5m x 4m
Having fitted cupboards, 6 drawers under vanity unit, 4 door wardrobe and views over the park.

Bedroom 2.....4.1m x 3.6m

Family Bathroom

Having corner bath, walk-in shower, WC, pedestal hand basin, water softener and airing cupboard.

Bedroom 3/Office.....3.7m x 2.8m
With glazed walls and semi-transparent roof.

Study.....3.4m x 1.7m
Having fitted worksurfaces, full height cupboard.

Bedroom 4.....2.8m x 2.8m
Excluding bay window.



Outside...

The property has off street parking for 2 vehicles, a driveway leads to the side of the property with additional parking spaces.

Covered driveway

Courtyard.....10m x 8m

Garage Workshop.....10m x 8m, 80sqm, 850sqft
Currently partitioned into 2 separate areas, having sliding door, fluorescent lighting and power points.



Outgoings...

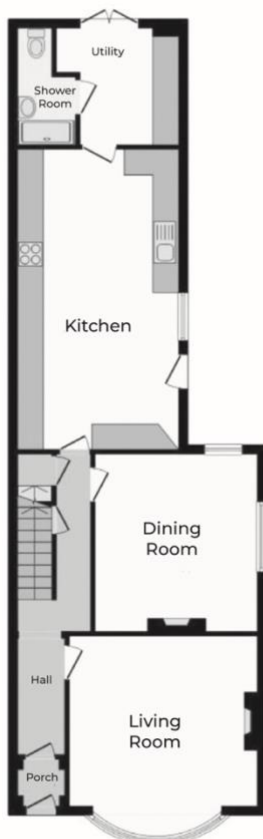
The property is rated at Council Tax Band C.

EPC...

The property has an Energy Performance Asset Rating D64. Full details are available on request.

Viewing...

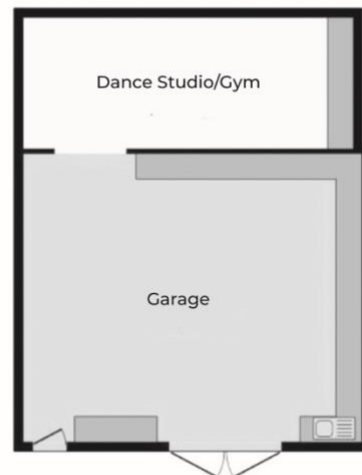
All viewings are to be made by appointment through the agent. Poyntons Consultancy.
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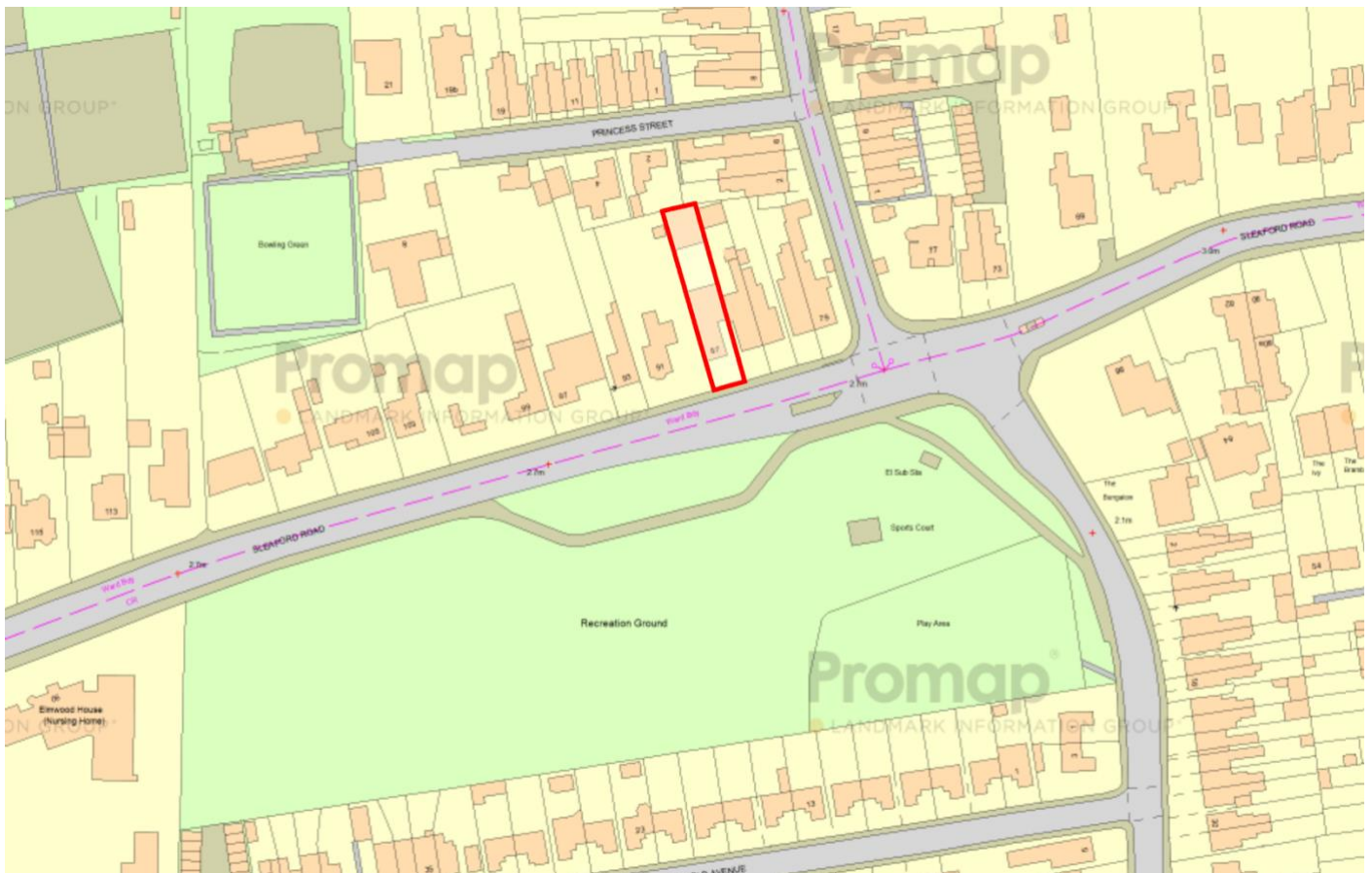
Ground Floor



First Floor



Outbuilding



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Money Laundering Regulations: Prospective purchasers will be asked to produce identification at a later stage.

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