



Church Meadows  
Boston,  
PE20 1XT

Guide Price  
£400,000

HILL & CLARK  
PROPERTY PROFESSIONALS



Guide Price £400,000 to £425,000. An executive family home benefiting from a substantial scheme of modernisation, a secure driveway accessed through electric gates and open views to the rear aspect. The extremely well appointed accommodation comprises reception hall with galleried landing, dual aspect living room, open plan family dining kitchen, sun room, study, cloakroom room, utility room, four bedrooms master with en suite and dressing area, second bedroom with en suite and four piece family bathroom. Outside there is a generous size drive, detached double garage, games room and landscaped rear garden. The property further benefits from solar panels providing an additional income for the property owner (more details available on request).

**Reception hall**

**Cloakroom**

**Study**

13' 10" x 7' 8" (4.22m x 2.34m)

**Dual aspect living room**

22' 10" x 12' 5" (6.96m x 3.78m)

**Family Dining kitchen**

29' 0" x 13' 0" (8.84m x 3.96m) narrowing to 12" x 10" A high quality fully fitted kitchen with numerous integrated appliances including NEFF fridge and freezer, dishwasher and induction hob. The integrated sink has a tap and includes a boiling water tap with water filter and there is also a water softener system.

**Utility**

9' 0" x 5' 1" (2.74m x 1.55m)

**Sun Room**

11' 8" x 8' 3" (3.56m x 2.51m)

**Galleried landing**

**Master Bedroom**

13' 9" x 10' 3" (4.19m x 3.12m)

**Dressing area**

**En suite**

Having a four piece fitted suite

**Bedroom two**

15' 6" x 9' 10" (4.72m x 3.00m)

**En suite**

**Bedroom three**

9' 10" x 9' 7" (3.00m x 2.92m)

**Bedroom 4**

12' 1" x 9' 9" (3.68m x 2.97m)

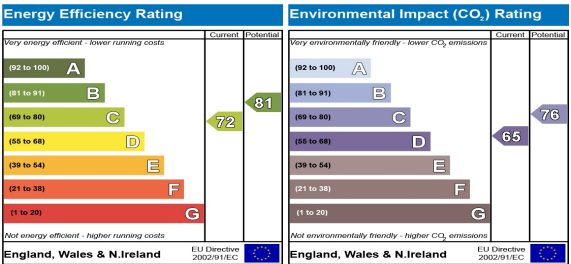
**Family bathroom**

**Outside**

To the front there are electric gates providing secure access to the generous size driveway leading to a detached double garage with tiled floor and electric up and over door. There is side access to the landscaped rear garden which has a variety of planted boarders, a raised decking area and a further raised patio area. There is also a covered seating area which enjoys the open aspect views to the rear. The games room is accessed from the garden and is a timber structure.

**Detached double garage**

Having electric roller door, tiled floor, roof storage and electric and power.



**Boston Office**

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