



97 Tattershall Road, Boston PE21 9LP

Offers Over £270,000

# 97 Tattershall Road

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For the last 26 years, this attractive and well established bungalow has been and much loved family home. Conveniently located only a short walk in one direction from the Witham Way Country Park and nature reserve with miles of beautiful riverside walks and the same distance in the opposite direction into the historic market town of Boston itself with a wide range of shops, schools and amenities, the property would be just as ideal for a couple as it would suit a family.

A spacious property, it comes into its own when friends and family get together having three double bedrooms, a generous L-shaped conservatory and a lovely wide hallway which the seller informs me has often doubled up as the family dining room at Christmas time. The property is beautifully clean and incredibly well presented throughout with a modern bathroom and a kitchen diner.

The bungalow enjoys a larger than average size plot with attractive and well maintained gardens to both the front and rear filled with flowering plants, shrubs and bushes. The front garden of course also offers ample opportunity to extend the driveway if required. The garden to the back is enclosed by fencing and hedging and is very private with only bungalows to the sides and rear. A greenhouse and timber shed are included within the asking price of the property.

EPC - D

Council Tax band C

Heating - Mains gas

Drainage - Mains









There is a 'front door' to the side but the seller usually uses the second door on the side which opens directly into the **L-shaped Conservatory, 6.37 m x 3.76 m, narrowing to 3.37 m**

It has a tiled floor, fitted blinds and French doors which open through to the third bedroom / dining room.

**Kitchen-Diner 3.92 m x 3.29 m** -Has a UPVC window to the side aspect and a part glazed window towards the conservatory rear. It has a ceramic tiled floor and a range of work surfaces with medium oak fronted drawer and cupboard units at both base and eye level, including some glass fronted display cupboards. A ceramic sink has a mixer tap over and integral appliances include two electric fan ovens and a gas hob within an extractor canopy.

**Hallway 5.77 m x 1.93 m** – Has central ceiling light, radiator, part glazed door through to the 'main' front entrance porch, and a generous walk-in cupboard with loft access

**Lounge 5.14 m x 3.60 m** – With uPVC windows to the front and side aspect with fitted blinds, two radiators, an attractive living flame gas fire with fire surround, marble back panel and hearth and a range of both wall and ceiling light points.





Bedroom One 15.29 m x 3.74 m - Has a uPVC window to the front aspect, radiator, built-in wardrobes with sliding doors and co-ordinating drawer units.

Bedroom Two /Dining Room 3.67 m x 3.32 m - Has French doors to the conservatory and the rear aspect and a radiator.

Bedroom Three 3.65 m x 3.64 m - Having a uPVC window to the rear aspect with fitted blind and a radiator. A great guest room as this also has a pedestal wash handbasin and corner shower enclosure.

Bathroom - Has a uPVC window to the side aspect and an airing cupboard housing the hot water cylinder, there is a towel rail and half tiled walls. Bathroom comprises a modern three-piece white suite of panelled bath with shower unit over, pedestal wash, handbasin and low flush WC.

## Outside

With generous gardens to the front and rear this property enjoys a good degree of privacy from both Tattershall Road and from neighbouring properties. The driveway provides off-road parking and leads to a

Single Attached Garage - Having up and over door lights and power.

There is a lawn and garden to the front of the property which could be used to extend the driveway and parking area if preferred but is currently laid as an attractive shaped lawn with flowerbeds and borders filled with a host of flowering shrubs and plants as well as a small fish pond. A gate to the side of the property leads around to the rear garden which is also laid to lawn and enclosed by a range of fencing and established hedging maintaining the privacy. There is a patio area , several mature shrubs and bushes, and a timber shed and a greenhouse which will be included within the asking price of the property.













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