



Matthew Flinders Way

Boston, PE21 8BN

£259,500



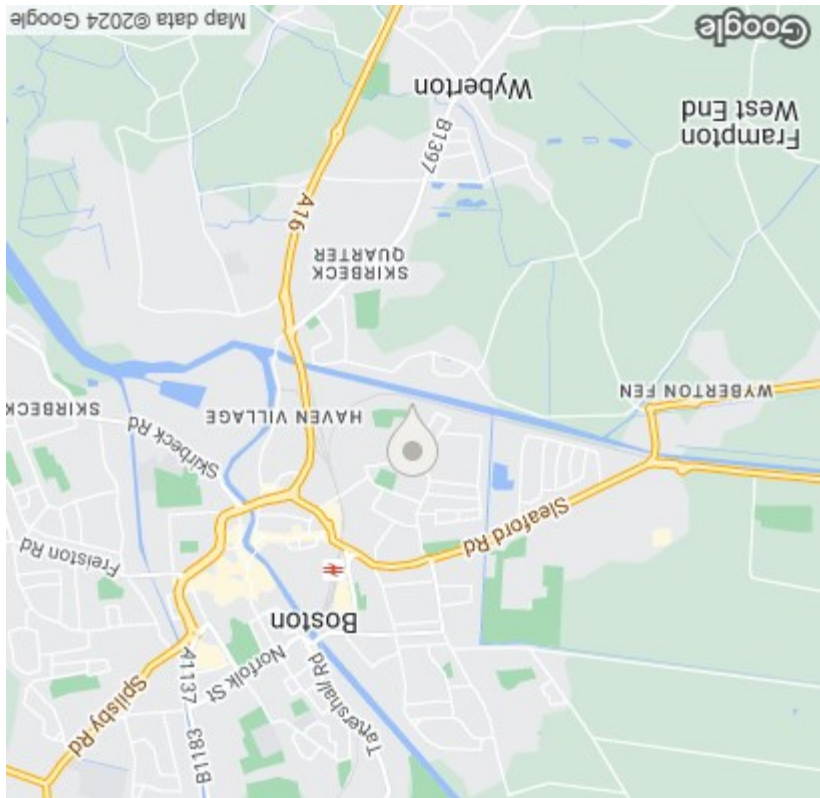
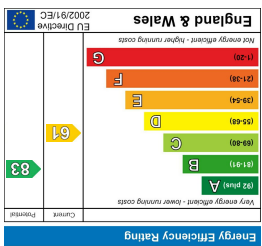
Floor Plan



Viewing

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Area Map

Disclaimer: Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

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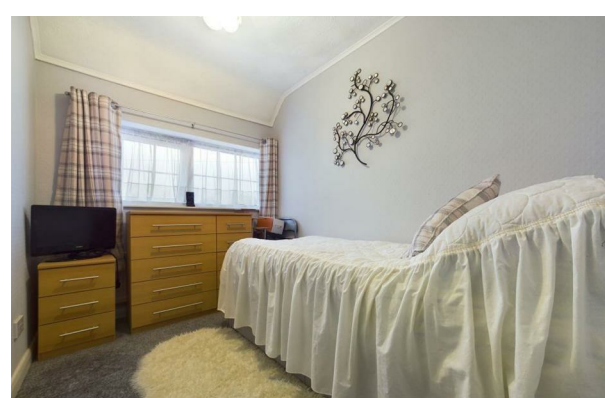
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We are delighted to offer for sale this individually designed family home, in a sought-after residential area of Boston, in close proximity to all local amenities being situated just on the edge of town. Built in 1974 this detached property is well proportioned internally, offering over 1200sq ft of living accommodation over two floors.

Ground floor comprising of a spacious hallway providing central access to the main downstairs living space, including the 16ft triple aspect living room, with large bay window to side elevation. Feature fireplace and French doors overlooking the rear garden. There is a modern galley kitchen which has recently been refitted with a range of stylish white high gloss base and eye level units, with under counter and plinth LED lighting. Marble effect tiled splashback, integrated double oven, induction hob and extractor fan. Also accessed via the hallway is a newly installed downstairs cloakroom, plus dining room which leads through to a newly replaced (less than 2 years old) uPVC conservatory, which is currently set up as a utility/hobby room. Moving on up to the first floor, accessed via a switchback staircase with middle landing area and storage underneath, you are greeted by a light and airy L shaped landing, providing access to the updated three piece family bathroom, with shower over bath and mains fed chrome towel rail. There are two double bedrooms, with the master being an extremely oversized double room, with fitted wardrobes, new vanity unit, and benefitting from a ramped ceiling adding to the airy feel. There is also a single bedroom to the front elevation which comfortably fits a single bed along with other furniture. Externally to the front there is a very large dual entrance driveway, providing ample off street parking for several vehicles, whilst to the side there is additional parking in front of the single garage. To the rear there is a generous garden mainly laid to lawn with a patio area and attractive raised borders

Entrance Hall
17'10" x 6'2"

Living Room
12'0" x 19'7"



Kitchen
8'1" x 13'6"

WC
3'10" x 2'8"

Dining Room
9'7" x 10'8"

Sunroom
10'1" x 7'10"

Landing
4'0" x 9'8"

Landing
9'8" x 2'9"

Master Bedroom
12'2" x 16'8"

Bathroom
9'7" x 5'6"

Bedroom Two
7'11" x 13'4"

Bedroom Three
6'7" x 9'3"

EPC - D
61/83

Tenure - Freehold

**DRAFT DETAILS AWAITING
VENDOR APPROVAL**

