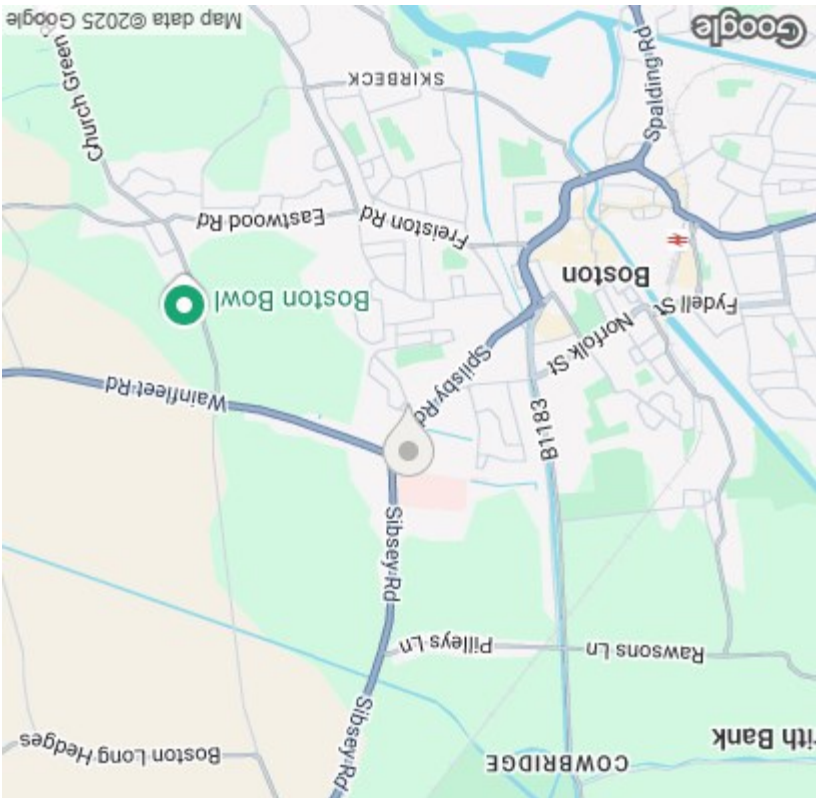
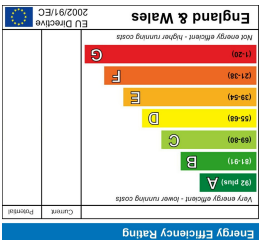


PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.petersonborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

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.

Viewing

Energy Efficiency Graph



Area Map



Floor Plan



Tollfield Road

Boston, PE21 9PN

City and County proudly presents this stunning detached family home on Tollfield Road in Boston. Boasting five bedrooms, four reception rooms, and three bathrooms, this property is a true gem in a sought-after residential area with convenient access to local amenities and services.

Upon entering the principle dwelling you are greeted by a spacious reception hall leading to not one, but four reception rooms, perfect for entertaining guests or relaxing with family. The fully fitted modern high gloss and stylish kitchen is a chefs dream, while a separate inner hallway provides access to the self-contained annexe, offering versatility and privacy for guests or extended family, comprising of a living room, a downstairs bedroom, a modern and stylish kitchen, stairs leading to a separate landing leading to a double bedroom, a modern shower room plus a separate WVC. The first floor of the main dwelling hosts a generous landing and three double bedrooms, including a master bedroom with an en-suite cloakroom for added luxury. A stylish shower room and separate WVC, ensuring convenience for all residents. Outside, the property impresses with a substantial driveway and a detached double garage, providing ample parking space. The gated side access leads to a lovely enclosed rear garden with a patio area, ideal for al fresco dining or simply enjoying the outdoors in privacy. This unique dwelling presents a rare opportunity to own a property that combines space, style, and functionality. With no forward chain, this is your chance to make this house your home. Don't miss out on the chance to call this beautiful property your own.

- Entrance Hall
6'2" x 20'2"
- Study/Dining Room
11'8" x 10'9"
- Living Room
11'6" x 11'10"
- Living Room
18'2" x 14'9"
- Living Room
15'5" x 12'0"
- Kitchen
7'10" x 10'2"
- Kitchen
8'1" x 11'1"
- Landing
5'11" x 15'7"
- Master Bedroom
18'2" x 14'8"
- En-Suite To Master Bedroom
5'9" x 3'7"
- Bedroom Two
11'9" x 11'10"
- Bedroom Three
12'5" x 10'9"
- Hallway
2'6" x 4'7"
- WC
2'7" x 6'5"
- Bathroom
4'11" x 11'3"
- Entrance Hall
2'9" x 10'11"
- WC
6'11" x 2'10"



- Hallway
6'11" x 7'8"
- Annex Living Room
15'10" x 11'10"
- Annex Hallway
3'6" x 2'7"
- Annex Kitchen
7'11" x 8'11"
- Annex Bedroom Two
7'6" x 5'11"
- Annex Landing
2'11" x 2'7"
- Annex Master Bedroom
10'9" x 11'0"
- Annex Bathroom
7'10" x 4'9"
- Annex WC
7'10" x 2'11"
- EPC - C
69/76
- Tenure - Freehold
- IMPORTANT LEGAL INFORMATION
- Construction: Standard
- Accessibility / Adaptations: None
- Building safety: No
- Known planning considerations: No
- Flooded in the last 5 years: No
- Sources of flooding: n/a
- Flood defences: No
- Coastal erosion: No
- On a coalfield: No
- Impacted by the effect of other mining activity: No
- Conservation area: No
- Lease restrictions: No
- Listed building: No
- Permitted development: No
- Holiday home rental: No
- Restrictive covenant: No
- Business from property: No
- Property subletting: No
- Tree preservation order: No
- Other: No
- Right of way public: No
- Right of way private: No
- Registered easements HMLR: No
- Shared driveway: No
- Loft access: No
- Drain access: No
- Other: No
- Parking: Driveway Private, Double Garage, Off Street
- Parking
- Solar Panels: No
- Water: Mains
- Electricity: Mains Supply
- Sewerage: Mains
- Heating: Gas Mains
- Internet connection: TBC
- Internet Speed: TBC
- Mobile Coverage: TBC



Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations. All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.