



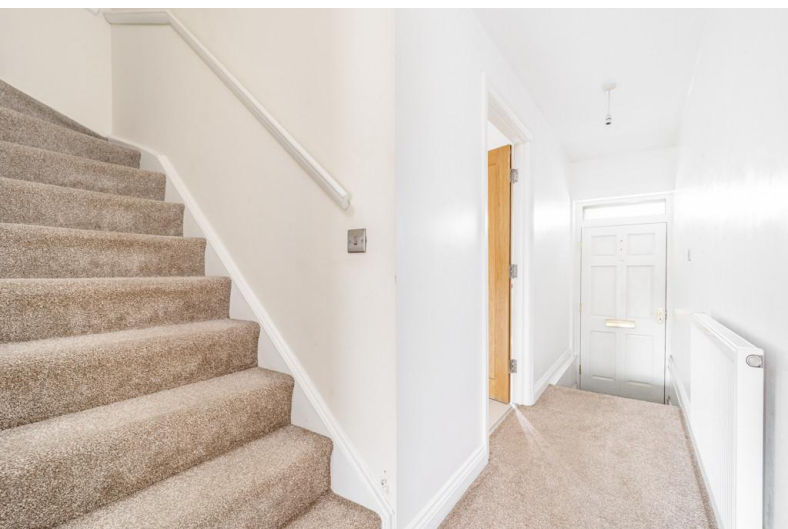
**7E South End**

**Boston, PE21 6JX**

- Three Story Family Home
- Overlooking Boston Docks
- Private Secure Parking, Rear Garden
- Three Bedrooms, Two Bathrooms, Living Room, Kitchen

**£229,950**

**NO CHAIN**







## Property Description

### Description

Mid Town House is situated in an Exclusive Development within walking distance to the Town Centre having accommodation comprising Entrance Hall, Kitchen, WC, Lounge/Diner, Three Bedrooms, Two Bathrooms, Private secure parking accessed via electric gates and views over the River Haven. Viewing is Essential.

### THE ACCOMMODATION

Having wooden entrance door leading to:-

### ENTRANCE PORCHWAY

Having two steps up to:-

### ENTRANCE HALLWAY

Having radiator, staircase off to first floor landing.



#### KITCHEN

8' 1" x 11' 10" (2.468m x 3.610m) Having window to front elevation, tiled floor, spot lights to ceiling, single electric Neff oven, Neff induction hob with extractor fan over, integrated Neff dishwasher, one and half bowl sink and drainer, integrated fridge and freezer, breakfast bar, tiled splash backs, space and plumbing for automatic washing machine.

#### WC

Having tiled floor, extractor fan, low level WC, wash hand basin, heated towel rail.



#### LOUNGE/DINER

11' 8" x 18' 9" (3.573m x 5.727m) Having two radiators, TV point, patio doors to rear elevation with steps down leading to the garden.

STAIRCASE TAKEN FROM ENTRANCE HALLWAY LEADING TO FIRST FLOOR LANDING Having radiator, staircase off to second floor landing.

#### BEDROOM TWO

11' 10" x 11' 8" (3.631m x 3.577m) Having radiator, TV point, two windows to front elevation.



#### BEDROOM THREE

11' 8" x 11' 9" (3.572m x 3.599m) Having two windows to rear elevation, radiator, TV point.

#### BATHROOM

Having P-shaped bath with mixer shower over and glass shower screen, vanity wash hand basin, low level WC, heated towel rail, spot lights to ceiling, wood effect flooring, fully tiled walls.

STAIRCASE TAKEN FROM FIRST FLOOR LANDING LEADING TO SECOND FLOOR

#### MASTER BEDROOM

11' 11" x 11' 8" (3.636m x 3.577m) Having radiator, TV point.

#### BATHROOM

Having P-shaped bath with mixer shower over and glass shower screen, low level WC, vanity wash hand basin, heated towel rail, extractor fan, spot lights to ceiling.

#### STORAGE CUPBOARD

11' 9" x 9' 11" (3.590m x 3.035m) Having central heating boiler, hot water tank.







#### OUTSIDE

There is an enclosed rear garden which is laid to lawn. There is secure private parking accessed via electric gates to the rear.

#### DRURYS

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation. We can also offer full Financial and Solicitor services.

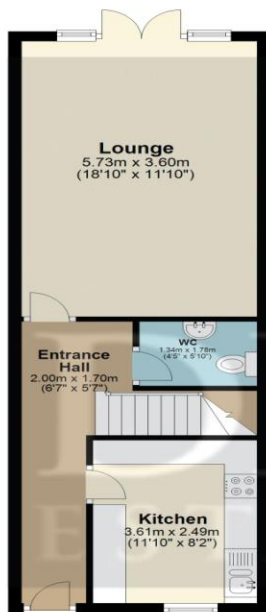
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. These details are subject to change.

By Appointment Only - Please contact the selling agent to arrange a viewing.





**Ground Floor**  
Approx. 42.5 sq. metres (457.6 sq. feet)



**First Floor**  
Approx. 42.7 sq. metres (460.0 sq. feet)



**Second Floor**  
Approx. 40.9 sq. metres (439.9 sq. feet)



Total area: approx. 126.1 sq. metres (1357.7 sq. feet)

All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract. Plan produced using PlanUp.

45 Willoughby Road  
Boston  
Lincolnshire  
PE21 9HN

[www.drurysestategents.co.uk](http://www.drurysestategents.co.uk)  
[amber@drurysestategents.co.uk](mailto:amber@drurysestategents.co.uk)  
01205 350889

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements