

71 Northgate  
Sleaford, Lincolnshire  
NG34 7BS  
Tel: 01529 415997  
Email: sleaford@belvoirlettings.com  
www.belvoirlettings.com

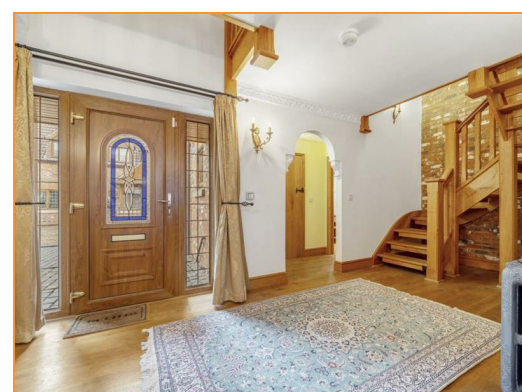
# BELVOIR!



## **Bracken House Tattershall Road, Boston, PE21 9LR**

**Price £335,000**

Belvoir are delighted to present this immaculate four bedroom detached house situated on the outskirts of Boston. Just a short drive away from the town centre and with easy access to Pilgrim Hospital and local schools, this is a must view!



# Bracken House Tattershall Road, Boston, PE21 9LR

## Accommodation

Property has been finished to a high standard and benefits from having bespoke features including solid oak furnishings, bespoke radiators and decorative coving.

Property is approached via block paved driveway with parking for several vehicles.

## Entrance Hall

Upon entering the property there is a welcoming hallway with oak staircase, Engineered oak to floor.

## Ground floor shower room

Walk in shower room off hallway with mains fed shower, hand basin and WC. Fully tiled walls and floor. Door leading to garage.

## Lounge

19'4" x 11'5" (5.9m x 3.5m)

With feature brick fireplace housing large wood burner and having tiled hearth. Bay window overlooking front. Carpet to floor.

## Dining room

12'5" x 11'1" (3.8m x 3.4m)

Entered via oak double doors with feature cast iron radiator. Carpet to floor.

## Study

10'9" x 5'10" (3.3m x 1.8m)

With integrated storage and desk, feature cast iron radiator. Carpet to floor.

## Kitchen

15'8" x 11'1" (4.8m x 3.4m)

With range of wall and base units, Belfast sink with mixer tap over and tiled splash back. Feature brick surround with extractor sits above electric range cooker. Integrated small gas hob, fridge-freezer, steamer and dishwasher. Breakfast bar, tiled to floor.

## Utility

Situated off kitchen with range of wall and base units, stainless steel sink with mixer tap over. Plumbing for washing machine and space for fridge-freezer. Door leading to rear garden, tiled to floor.

## Stairs & Landing

Oak staircase with exposed brick wall leading to spacious landing with oak beam features. Carpet to floor.

## Main Bathroom

With bespoke 3 piece suite comprising raised bath, hand basin and WC. Fully tiled walls, carpet to floor.

## Bedroom 1

19'0" x 18'4" (5.8m x 5.6m)

Large spacious double with en-suite. Integrated storage space and view to front of property. Carpet to floor.

## En-suite

Comprising raised walk in shower with mains fed shower, hand basin and WC. Fully tiled walls and floor.

## Bedroom 2

12'9" x 11'1" (3.9m x 3.4m)

Double with en-suite, carpet to floor.

## En-suite

Walk in shower room with mains fed shower, hand basin and WC. Fully tiled walls and floor.

## Bedroom 3

12'5" x 9'2" (3.8m x 2.8m)

Double with carpet to floor.

## Bedroom 4

11'5" x 9'10" (3.5m x 3.0m)

Double with airing cupboard and storage. Carpet to floor.

## Additional Information

Gas central heating and double glazing throughout.

## External

Block paved driveway to front with parking for several vehicles.

Fully enclosed low maintenance rear garden mainly block paved with additional lawned areas and mature shrubs to border.

Garage: (5.6m x 2.9m). With power and lighting, up and over oak electric door and door leading into property.

## Disclaimer 1

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS. NEITHER BELVOIR NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.

## Financial Services

Financial Services - As part of our continued commitment to providing the best advice to all of our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage of the buying or selling process we operate a mandatory qualification process on all offers prior to submission of any offer to our vendors. The mortgage advice bureau are regulated by the financial ombudsman and operate on an independent basis within our premises at 71 Northgate, Sleaford, NG34 7BS.



# BELVOIR!