



**VENDOORS**  
ESTATE • AGENTS



## Carlton Road

Boston, PE21 8PA

# £195,000

Vendoors are delighted to market this spacious bungalow located within a popular residential area of Boston. Presented to a good standard and offering versatile accommodation, a viewing is advised.

Externally, a driveway provides off road parking to the front and leads to the single garage. To the rear a size-able garden can be found.

Internally the accommodation briefly comprises: Entrance Hall, Lounge/Diner, Fitted Kitchen, Two Bedrooms, and Family Bathroom.







Fitted Kitchen, with range of Wall & Base Units. Door to Sunroom

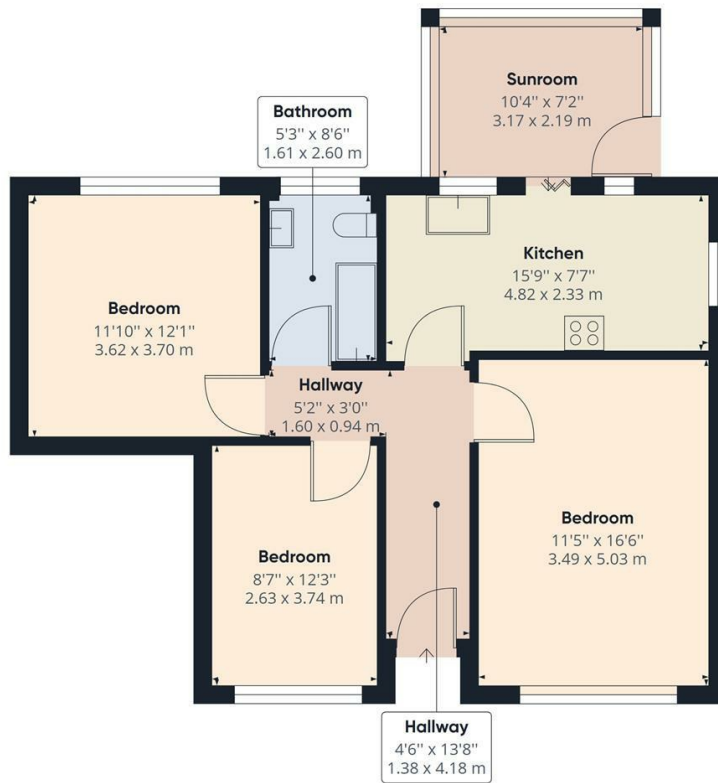
Master Bedroom



2nd Bedroom

Rear Garden, Laid to lawn, with shrubs and trees





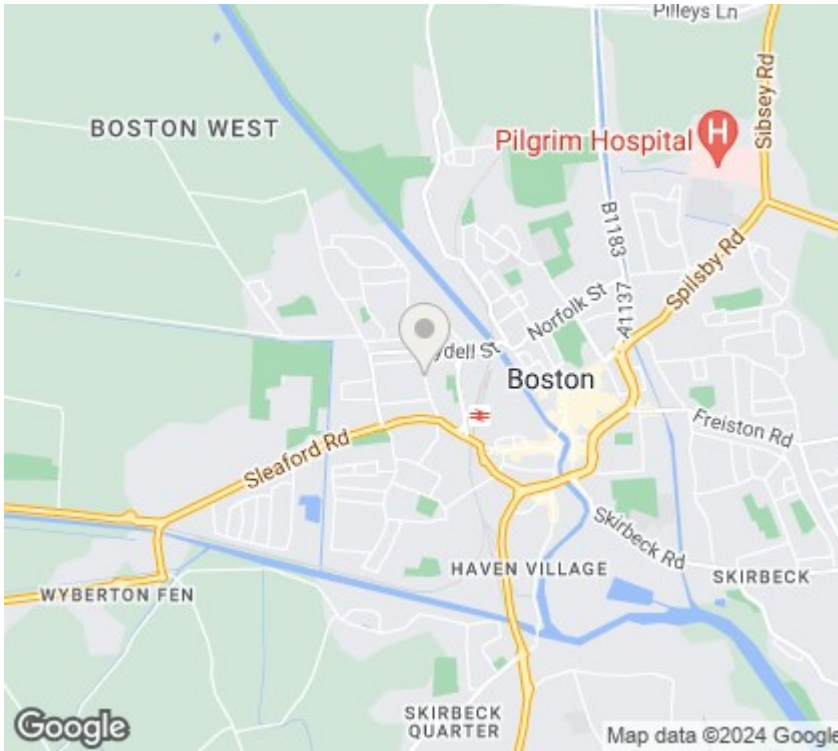
**Approximate total area<sup>(1)</sup>**  
784.84 ft<sup>2</sup>  
72.91 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>65</b>	<b>82</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
	<b>63</b>	<b>81</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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"Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale".