



**Rochford Crescent, Boston PE21 9AE**



**welcome to**

## **Rochford Crescent, Boston**

Situated in a popular and quiet cul-de-sac location close to Boston Town Centre, popular schools and the Pilgrim Hospital, this spacious and extended semi-detached family home benefits from 2 Reception Rooms, 3 Bedrooms, Wet Room, off road parking and attached garage and enclosed rear garden.



### Entrance Hall

With double glazed front entrance door, 2 double glazed windows to front elevation, stairs rising to first floor landing, understairs storage cupboard, radiator, laminate flooring.

### Dining Room / Study

12' 11" maximum into bay window x 10' 10" maximum ( 3.94m maximum into bay window x 3.30m maximum )  
With double glazed bay window to front elevation, feature fireplace with ornate mantle (not used), radiator, coving to ceiling, ornate ceiling rose.

### Lounge

19' 6" x 11' 5" maximum ( 5.94m x 3.48m maximum )  
With double glazed patio doors leading to the rear garden, feature fireplace with marble hearth and surround with electric fire inset, wall lights, radiator, coving to ceiling.

### Kitchen Diner

18' 6" x 10' 2" ( 5.64m x 3.10m )  
A fitted Kitchen in a range of wall and base units, stainless steel inset sink and drainer, areas of work surfaces. tiling to walls and floor, electric oven with gas hob and stainless steel cooker hood fitted over, space and plumbing for washing machine, space for fridge freezer, wall mounted central heating boiler, radiator, coving to ceiling, built-in storage cupboard, double glazed window to rear elevation, double glazed door accessing rear garden.

### First Floor Landing

With stairs rising from Entrance Hall, double glazed window to side elevation, loft access to part boarded loft, coving to ceiling.

### Bedroom One

11' 4" maximum incl wardrobe x 12' 10" ( 3.45m maximum incl wardrobe x 3.91m )  
With double glazed window to rear elevation, range of built-in wardrobes with cupboards over and built-in dressing table, radiator, ceiling fan.

### Bedroom Two

11' excluding bay window x 9' 7" ( 3.35m excluding bay window x 2.92m )  
With Bay window to front elevation, range of built-in wardrobes with cupboards over and built-in dressing table, ceiling fan, coving to ceiling.

### Bedroom Three

8' 6" x 5' 5" ( 2.59m x 1.65m )  
With double glazed window to rear elevation, radiator, coving to ceiling.

### Wet Room

With double glazed window to front elevation, radiator, wall mounted shower and fitted shower screen, wash hand basin with vanity unit beneath, WC, part tiled walls, inset ceiling lights and coving to ceiling.

### Exterior

To the front of the property is off road parking for 2 vehicles with driveway and gravelled and area.

The rear garden has pedestrian access from the rear of the garage and is fully fence panel enclosed, benefitting from a patio area with a slight step down to an area of lawn with flower and shrub borders, outside lighting and tap.

### Attached Garage

17' 4" internal measurement x 7' 7" internal measurement ( 5.28m internal measurement x 2.31m internal measurement )  
With power, light and double doors opening to the front and pedestrian door accessing the rear garden.



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## Rochford Crescent, Boston

- 3 BEDROOM SEMI-DETACHED FAMILY HOME
- POPULAR CUL-DE-SAC LOCATION
- LOUNGE & DINING ROOM
- FULLY ENCLOSED REAR GARDEN
- OFF ROAD PARKING & GARAGE

Tenure: Freehold EPC Rating: D

**£165,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BWB110293 - 0003

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