



**Tattershall Road, Boston PE21 9LP**



**welcome to**

## **Tattershall Road, Boston**

A simply stunning example of a fully modernised and extended detached bungalow originally built by the respected Fred Peck Builders but enhanced and improved by the current vendors to suit modern family life.



### Entrance Hall

Double glazed front door and matching double glazed window. Ornate ceiling coving with recessed feature down lighting, radiators, wood effect tile floor. Generous built-in double cupboard housing the hot water cylinder and providing storage. Further built-in cloak cupboard with open door lighting

### Lounge

17' 10" x 11' 9" max ( 5.44m x 3.58m max )  
Double glazed bay window to the front. Ceiling coving and inset ceiling lights. Fitted feature shelving inset led's and feature down- lighting. Feature fireplace with inset gas fire and inset chimney breast lighting, marble hearth and mantle. Two radiators, wall mounted TV space. Double French doors opening into the living dining kitchen.

### Living Dining Kitchen

30' 2" x 13' 2" ( 9.19m x 4.01m )  
A beautifully fitted kitchen with a range of wall, base, drawer and display units, Generous central island with inset six burner gas hob, stainless steel extractor with down lighting. Work surfaces with inset stainless double sink unit. Further inset indoor NEFF barbecue unit with extractor over. Integral dishwasher, stainless steel steam oven, microwave and further large oven in the island unit. Space for American fridge freezer and space for other appliances. Dual aspect double glazed windows to the rear, double glazed patio doors opening to the side and further double glazed door to the garden. Three radiators, wood effect tiled floor. Recessed TV area and point. Ornate ceiling coving. Ceiling, recessed air conditioning unit. Internal door to the utility room.

### Utility Room

6' 1" x 5' 7" ( 1.85m x 1.70m )  
Having a range of fitted wall and base units with work surfaces over. inset stainless steel sink unit. Space and plumbing for washing machine and space for dryer. Recessed shelving wood effect tiled floor. Inset ceiling lights, radiator. Internal door into the garage.

### Master Suite

11' 10" max x 11' 10" exc built-in wardrobes ( 3.61m max x 3.61m exc built-in wardrobes )  
The master suite is entered via a lobby with doors to walk-in shower cubicle with rainfall rainfall shower. Inset ceiling lights and extractor fan. Fully tiled. Internal door into the WC.

Double glazed windows and door into the rear garden. Ceiling coving and inset lighting integrated shelving, recessed radiator, recessed TV area and point. Built-in 'his and hers' double wardrobes with open door lighting providing and hanging and storage,

### Wc

Fully tiled with wall mounted chrome towel radiator (benefiting from separate heating system) Inset ceiling lights, extractor fan. Vanity unit with inset wc and wash hand basin with cupboards under. Shaver point wall mounted. wall mounted heated mirror.

### Bedroom Two

9' 8" max x 9' 5" ( 2.95m max x 2.87m )  
Double glazed window to the front. Coving to ceiling and inset lights, recessed radiator recessed TV space and point. Loft access.

### Bedroom Three

Double glazed window to the front. ceiling coving and inset ceiling lights, recessed radiator and recessed TV space and point.

### Family Bathroom

Double glazed window to the side, radiator, heated towel chrome radiator (benefiting from separate heating system) Shaver point. Bath with mixer taps and shower attachment, inset ceiling lights and further down-lighters, wc, wash hand basin with fitted side with cupboards and drawers under. Fully tiled floors and walls recessed TV with built-in ceiling speakers.

### Gardens

The property is approached by a generous gravelled driveway extending to the front and side, proving ample off road parking for numerous vehicles. Lawned area with gated side access leading the the rear.

The rear garden benefits from secure gated access to both sides of the property leading to a path, paved and patio with ornate shingle borders and planting. Fully fence panelled enclosed. Outside lighting and cold water tap.

### Integral Garage

16' 10" x 18' ( 5.13m x 5.49m )  
Electric roller door. Light and power. double glazed window to side. Network cabling and fuse boxes Gas central heating boiler.

### Office / Craft Room Craft Room

With power light and Internet connection. Fitted desk space, two wall mounted electric heaters. Double glazed window to the front.

### Craft Room space

With power light and Internet connection. Fitted desk space, two wall mounted electric heaters. Double glazed window to the front

### Storage Space

With power, fitted shelving perfect for bike and other storage.

### Timber Shed / Work Shop

7' 6" internal x 7' 6" ( 2.29m internal x 2.29m )  
With power, light and alarm, Fitted shelving two windows and door to the front. Outside light.



**view this property online** [williamhbrown.co.uk/Property/BWB112084](http://williamhbrown.co.uk/Property/BWB112084)



welcome to

## Tattershall Road, Boston

- BEAUTIFULLY PRESENTED DETACHED BUNGALOW
- EXTENDED AND MUCH IMPROVED
- GENEROUS OFF ROAD PARKING
- 30FT LIVING KITCHEN ROOM WITH ISLAND
- SPACIOUS LOUNGE

Tenure: Freehold EPC Rating: D

**£285,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/BWB112084](http://williamhbrown.co.uk/Property/BWB112084)

**see all our properties on** [zoopla.co.uk](http://zoopla.co.uk) | [rightmove.co.uk](http://rightmove.co.uk) | [williamhbrown.co.uk](http://williamhbrown.co.uk)



Property Ref:  
BWB112084 - 0007

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



william h brown



**01205 351010**



[Boston@williamhbrown.co.uk](mailto:Boston@williamhbrown.co.uk)



14 Wide Bargate, BOSTON, Lincolnshire, PE21 6RH



[williamhbrown.co.uk](http://williamhbrown.co.uk)