



Witham Bank East, Boston PE21 9JU

welcome to

Witham Bank East, Boston

This stunning character property is situated in a tucked away position with picturesque views of the river Witham. It is within a short walk to all the very best amenities including shopping facilities, fine dining and a range of good schools.



Entrance Hall

With front entrance door, tiled flooring, stairs rising to first floor landing, radiator and coving to ceiling.

Cloakroom

With single glazed window to rear elevation, WC, wash hand basin and part tiled walls.

Lounge

20' 6" into alcove x 14' 3" (6.25m into alcove x 4.34m)
With single glazed windows to front and rear elevations, TV point, coving to ceiling, two radiators and wooden fireplace with tiled hearth and wood burner.

Dining Room

14' 5" x 12' 8" (4.39m x 3.86m)
With single glazed window to front elevation, fireplace with wooden mantle and tiled hearth, storage cupboards to alcoves, coving to ceiling, two radiators, door leading to the Play Room.

Play Room

18' 2" x 12' 8" (5.54m x 3.86m)
With double glazed double doors leading to the rear balcony, two single glazed windows to the rear elevation, wooden flooring, two radiators, stairs rising from Kitchen, door from Entrance Hall.

Kitchen

19' 11" x 13' 6" (6.07m x 4.11m)
With a range of wall and base units, tiling to floor, gas cooker and hob, radiator, single glazed window to front elevation, double doors leading to the rear garden, space for dishwasher, sink and drainer unit, space for fridge freezer, exposed ceiling beams, stairs leading down from the Play Room.

First Floor Landing

With stairs rising from Entrance Hall and further stairs leading to second floor landing.

Bedroom One

14' 5" x 13' 9" (4.39m x 4.19m)
With single glazed window to front elevation, coving

to ceiling, built-in wardrobe, door to en-suite.

En-Suite Bathroom

With single glazed window to rear elevation, WC, wash hand basin, bath, wood paneled walls, radiator, door leading to inner corridor with access to Bedroom Two.

Bedroom Two

13' 10" x 12' 8" (4.22m x 3.86m)
With single glazed windows to front and rear elevations, fireplace with wooden mantle and tiled hearth, storage cupboard, door to additional living area.

Annexe Room

23' 5" x 10' 9" (7.14m x 3.28m)
Providing prospective purchasers with a range of uses, ideal for families/teenagers and comprising a single glazed bay window to front elevation, double glazed window to rear elevation, built-in storage cupboards, radiator, brick built fireplace with wooden mantle and tiled hearth, door to en-suite.

En-Suite Shower Room

With WC, wash hand basin, radiator, double glazed window to rear elevation, shower cubicle with wall mounted shower within.

Bedroom Three

12' 1" x 10' 4" (3.68m x 3.15m)
With single glazed window to side elevation, radiator, door to inner corridor.

Second Floor Landing

With stairs rising from first floor landing.

Bedroom Four

14' 2" x 13' 9" (4.32m x 4.19m)
With single glazed window to front elevation, storage cupboard, attic access, radiator, original fireplace with wooden mantle.

Bathroom

A recently refitted bathroom comprising a single

glazed window to side elevation, double glazed sky light, storage cupboard, large walk-in shower with wall mounted shower and tiling within, WC, bath with mixer tap and shower attachment, part tiled walls, wash hand basin, extractor fan and a radiator.

Bedroom Five

14' 5" x 13' 11" (4.39m x 4.24m)
With single glazed window to front elevation, radiator, storage cupboard, fireplace with wooden mantle and tiled hearth.

Attached Garage

Served by power.



view this property online williamhbrown.co.uk/Property/BWB112353



welcome to

Witham Bank East, Boston

- REDUCED FROM £425,000
- SPECIAL CHARACTER PROPERTY
- FANTASTIC TUCKED AWAY LOCATION
- CLOSE TO TOWN CENTRE AND AMENITIES
- IDEAL FAMILY HOME

Tenure: Freehold EPC Rating: E

offers over

£425,000

directions to this property:

The property is situated in a tucked away location very close to Boston town centre. The closest recognisable landmark to the property is the main bridge in Boston, Sluice Bridge. Witham Bank East is situated just off Sluice Bridge, being a short walk down Witham Bank East the property stands well and is noticeable to the eye.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BWB112353



Property Ref:
BWB112353 - 0011

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01205 351010



Boston@williamhbrown.co.uk



14 Wide Bargate, BOSTON, Lincolnshire, PE21 6RH



williamhbrown.co.uk