



Pilleys Lane, Boston PE21 9RB

welcome to

Pilleys Lane, Boston

Field views to the rear! Popular residential location and situated on a generous plot. Sweeping driveway leading to garage, Breakfast kitchen and a utility room. Lounge and separate dining room. Delightful rear gardens.













Entrance Porch

Double glazed entrance door and double glazed windows to the front, coving to the ceiling. Internal glazed window and door into:

Entrance Hall

Coving to the ceiling, two radiators, wall lights. Loft access. Built-in cupboard housing the hot water cylinder.

Cloakroom Wc

Double glazed window to the side. WC, wash hand basin, chrome heated towel rail.

Lounge

18' 11" max x 12' 3" max (5.77m max x 3.73m max) Double glazed windows to the front and to the side. radiators, wall lights, fire place with tiled hearth and surround.

Dining Room

12' 7" x 11' 4" (3.84m x 3.45m) Double glazed sliding door to the rear garden, radiator, wall lights, internal door to:

Breafast Kitchen

13' 1" x 11' 4" (3.99m x 3.45m) With double glazed window to the rear. A fitted kitchen a a range of wall, base and drawer units with work surfaces over, inset stain;less steel sink unit. Spaces for fridge, dishwasher, double oven and inset gas hob. Tiled walls, inset ceiling lights. Door to:

Utility

9' 4" x 6' 6" (2.84m x 1.98m)

Double glazed window and door to the rear. Wall and base units, work surfaces with inset stainless steel sink unit. Cupboard housing the floor mounted gas central heating boiler. Under counter space for washing machine.

Bedroom One

14' 11" x 10' 4" (4.55m x 3.15m) Double glazed window to the rear, radiator, ceiling coving.

Bedroom Two

11' 9" x 10' 7" (3.58m x 3.23m) Double glazed window to the front, radiator.

Bedroom Three

11' 9" x 10' 10" (3.58m x 3.30m) Double glazed window to the front, radiator.

Bathroom one

Double glazed window to the side. Coving to the ceiling. Bath, shower cubicle, heated towel rail, extractor fan. Part tiled walls.

Bathroom two

11' 2" x 8' 7" (3.40m x 2.62m) (Originally the bungalows 4th bedroom, converted by the current owners) Double glazed window to the side. Bath, vanity wash hand basin, heated towel rail, WC, extractor fan, wall mounted electric heater. Tiled walls.

Outside

Benefiting form a generous plot, the property is approached by a sweeping drive leading to a hard standing parking area and extending to the attached garage to the side. The properties frontage is predominantly laid to lawn with flowing borders and shrubs. Gated side access to the rear garden with a pathway leading to the lawn area and patio with surrounding mature shrubs and flowering borders. A further patio sits to the rear of the garden which is fence panel and hedge enclosed with further shingle areas and green house. External lighting. Field views to the rear.





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Pilleys Lane, Boston

- POPULAR RESIDENTIAL LOCATION
- FIELD VIEWS TO THE REAR
- THREE BEDROOMS
- TWO BATHROOMS
- GENEROUS OFF ROAD PARKING & ATTACHED GARAGE

Tenure: Freehold EPC Rating: E

offers in excess of

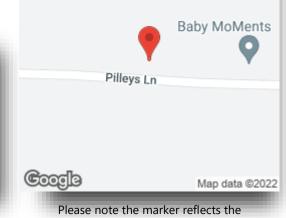
£325,000





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postcode not the actual property

The Property Ombudsman

Property Ref: BWB112503 - 0015 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.

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