



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:

Breakfast 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



Please note the marker reflects the postcode not the actual property

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Property Ref:
BWB112503 - 0015

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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