



Seedlands Close, Boston PE21 9QE

welcome to

Seedlands Close, Boston

ARRANGE YOUR VIEWING ON THIS DETACHED PROPERTY IN A PRIME RESIDENTIAL LOCATION. Four double bedrooms, THREE RECEPTION ROOMS and open plan kitchen dining area, Family bathroom, TWO EN-SUITES and downstairs WC. Ample off road parking, DETACHED DOUBLE GARAGE and gardens to three sides.



Entrance Hall

Having stairs to first floor and doors off to all reception rooms and kitchen area

Lounge

17' 7" x 11' 10" (5.36m x 3.61m)

Feature fireplace with wall-mounted living flame gas fire, laminate flooring and open plan with:

Kitchen Dining Area

17' 2" max x 24' 9" max (5.23m max x 7.54m max)

Having a range of wall and base units, work surfaces and a one and a half bowl sink. Integrated electric oven, four ring induction hob, extractor, fridge, freezer, microwave and dishwasher. Full width bi-folding doors to garden from the dining area, laminate flooring and door to:

Utility

7' 2" x 6' 1" (2.18m x 1.85m)

Having a range of wall and base units and work surface. Space for washing machine and wall-mounted gas fired boiler

Wc

5' 7" x 2' 8" (1.70m x 0.81m)

Comprising two piece suite of WC and sink. Laminate flooring and wall-mounted heated towel rail

Play Room

7' x 8' 8" (2.13m x 2.64m)

Laminate flooring. Could be used as an additional reception room to suit the buyer

Study

11' 9" x 11' 2" (3.58m x 3.40m)

Feature Bay window to front and laminate flooring

First Floor

Bedroom One

16' 9" max x 12' max (5.11m max x 3.66m max)

Door to:

En-Suite

6' 8" x 5' 3" (2.03m x 1.60m)

Comprising three piece suite of WC, inset sink and walk-in shower cubicle with dual head thermostatic shower. Fully tiled walls and floor, wall-mounted heated towel rail and fitted mirror with LED back lighting

Bedroom Two

10' 7" x 11' 2" (3.23m x 3.40m)

Door to:

Jack 'n' Jill En-Suite

5' 3" x 7' 4" (1.60m x 2.24m)

Comprising three piece suite of WC, inset sink and walk-in shower cubicle with dual head thermostatic shower. Fully tiled walls and floor, wall-mounted heated towel rail and fitted mirror with LED back lighting

Bedroom Three

10' 3" x 8' 10" (3.12m x 2.69m)

Bedroom Four

9' 9" x 12' (2.97m x 3.66m)

Bathroom

6' 8" x 7' 2" (2.03m x 2.18m)

Comprising three piece suite of WC, inset sink and Jacuzzi bath. Fully tiled walls and floor, wall-mounted heated towel rail and fitted mirror with LED back lighting

Outside

Double Garage

18' 8" x 18' 4" (5.69m x 5.59m)

Having two up and over doors, power and lighting

Garden

To the front of the property there is a block paved driveway that extends through a pair of wrought iron gates, offering space for ample parking with access to a detached double garage. A small garden to the front is laid to lawn with mature hedging and a pathway leading to the front door. The garden extends to the right hand side and includes a circular patio area and a timber aviary, with access in turn to the rear garden. Enclosed by fencing, the rear garden is extremely private and is in the majority laid to lawn

and features a patio seating area. The driveway and garage can also be accessed from the garden



view this property online williamhbrown.co.uk/Property/BWB112509



welcome to

Seedlands Close, Boston

- FOUR DOUBLE BEDROOM EXECUTIVE DETACHED PROPERTY
- THREE RECEPTION ROOMS & OPEN PLAN KITCHEN DINING AREA
- OFF ROAD PARKING & DETACHED DOUBLE GARAGE
- GARDEN TO THREE SIDES
- PRIME RESIDENTIAL LOCATION

Tenure: Freehold EPC Rating: C

£450,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BWB112509



Property Ref:
BWB112509 - 0006

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