



Farthing Close, Boston PE21 7LY

welcome to

Farthing Close, Boston

GUIDE PRICE £395,000 - £405,000. The property comprises of entrance hall, cloakroom, Kitchen/Diner, Lounge, Reception Room Two, study, utility room, landing, four great sized bedrooms two with en-suites, family bathroom, good sized rear garden, double garage and parking for two vehicles.



Entrance Hall

Access via a double glazed front door opening into a large entrance hall, tiling to floor, stairs to first floor accommodation and under stairs storage cupboard.

Cloakroom

WC, wash hand basin, tiling to walls and floor.

Study

9' 11" x 7' 8" (3.02m x 2.34m)

Double glazed window to front, radiator to wall and room for desk.

Lounge

15' 5" x 13' 5" (4.70m x 4.09m)

Double glazed bay window to rear, as well as double glazed window to side, french doors to front, tiling to floor, radiator to wall and TV point.

Kitchen/diner

20' 6" x 16' 5" (6.25m x 5.00m)

Double glazed window to front x2, french doors to rear garden, large kitchen island with range of floor and wall based cupboards, wash hand basin with drainer, electric hob with extractor fan, x2 eye level cookers, space for large table and radiator to wall.

Reception Room Two

15' 6" x 10' 8" (4.72m x 3.25m)

Double glazed bay window x2, tiling to floor and TV point.

Utility Room

10' 1" x 5' 3" (3.07m x 1.60m)

Double glazed rear door to rear garden, tiling to floor, range of floor and wall mounted cupboards and radiator to wall.

Landing

Stairs from ground floor entrance hall, double glazed window on stairs and access to loft.

Bedroom One

12' 8" x 10' 5" (3.86m x 3.17m)

Double glazed window to front, built in wardrobes

x2, TV point and radiator to wall.

En-Suite

Double glazed window to rear, wc, wash hand basin, bath, shower cubicle with wall mounted shower, heated towel rail and extractor fan.

Bedroom Two

15' 5" x 13' 2" (4.70m x 4.01m)

Double glazed window to front and rear, built in wardrobes and radiator to wall.

En-Suite

WC, wash hand basin, shower cubicle with wall mounted shower, heated towel rail and extractor fan.

Bedroom Three

13' 8" x 10' 10" (4.17m x 3.30m)

Double glazed window to front, double glazed window to side, TV point and radiator to wall.

Bedroom Four

10' x 7' 9" (3.05m x 2.36m)

Double glazed window to front and radiator to wall.

Bathroom

Double glazed window to front, tiling to floor and walls, wc, wash hand basin, shower cubicle with wall mounted shower, Jacuzzi bath, extractor fan and heated towel rail.

Front Exterior

Parking for two vehicles

Rear Garden

Mostly comprises of grass with a patio area for outdoor dining.

Double Garage

Double garage for two vehicles.



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welcome to

Farthing Close, Boston

- FANTASTIC FAMILY HOME
- CLOSE TO ALL LOCAL AMENITIES
- SOUGHT AFTER LOCATION
- LARGE LIVING AND ACCOMMODATION SPACE
- DOUBLE GARAGE

Tenure: Freehold EPC Rating: B

guide price

£395,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BWB113796 - 0004

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