

# 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.

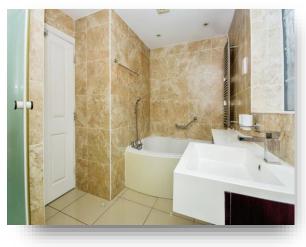












#### **Entrance Hall**

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" (  $3.02m \times 2.34m$  ) Double glazed window to front, radiator to wall and room for desk.

#### Lounge

15' 5" x 13' 5" ( $4.70m \times 4.09m$ ) 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"  $\dot{x}$  10' 8" ( 4.72m x 3.25m ) Double glazed bay window x2, tiling to floor and TV point.

#### **Utility Room**

10' 1"  $\dot{x}$  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" (  $4.17m \times 3.30m$  ) 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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## **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

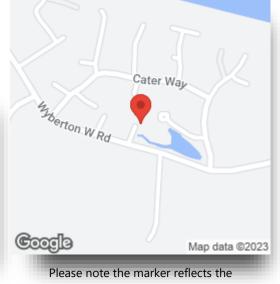
guide price

£395,000



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postcode not the actual property

The Property Ombudsman

Property Ref: BWB113796 - 0004 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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