



**Langrick Road, Boston PE21 8HT**

**welcome to**

**Langrick Road, Boston**

GUIDE PRICE £430,000 - £450,000. A deceptively spacious and flexible 4/5 bedroom family home situated on the outskirts of Boston offering versatile living accommodation and benefiting from 3/4 Reception Rooms and En-Suite & 2 Bathrooms



### **Entrance Conservatory**

With glazed front entrance door, tiled floor and further partially glazed wooden door leading into the Entrance Hall

### **Entrance Hall**

Stairs rising to first floor, understairs cupboard, coving to ceiling and radiator.

### **Bedroom One ( Ground Floor)**

14' 2" x 14' 3" ( 4.32m x 4.34m )

With door from Entrance Hall, double glazed window to front elevation, fitted wardrobes, radiator, picture rail, dado rail door to En-suite Bathroom.

### **En-Suite Bthroom**

Having bath with mixer tap and shower attachment and 2 further wall mounted mains fed showers over, WC, wash hand basin, towel rail, radiator, tile effect laminate flooring.

### **Bedroom Two (ground Floor )**

15' x 14' Excluding wardrobe ( 4.57m x 4.27m Excluding wardrobe )

With door from Entrance Hall, double glazed window to front elevation, built-in wardrobes. coving to ceiling, picture rail, dado rail, radiator.

### **Bedroom Four ( Ground Floor)**

9' 4" x 14' 4" ( 2.84m x 4.37m )

With door from Entrance Hall, double glazed window to side elevation, picture rail, radiator, coving to ceiling and TV point.

### **Bedroom Five (ground Floor )**

10' 2" x 7' 2" ( 3.10m x 2.18m )

With door from Entrance Hall, double glazed roof window, radiator, coving to ceiling.

### **Lounge**

18' 1" x 9' 10" ( 5.51m x 3.00m )

With door from Entrance Hall, double glazed window to side elevation, further double glazed internal window through to Conservatory, door through to Conservatory, wall light points, radiator, telephone

and TV points, laminate flooring.

### **Kitchen**

18' 1" x 9' 10" ( 5.51m x 3.00m )

Having a fitted Kitchen comprising wall and base units, two inset stainless steel sink and drainer units, areas of work surfaces, gas oven and hob with cooker hood above, part tiled walls, double glazed window to rear elevation, doors to Dining room and Lounge.

### **Dining Room**

14' 1" x 7' 10" ( 4.29m x 2.39m )

With three double glazed windows on the roof, radiator, cupboard housing floor standing gas central heating boiler, laminate flooring, doors to Kitchen, Sun Room and Utility Room.

### **Sun Room**

Of timber and part single glazed/polycarbonate construction. With tiled floor, door from Dining Room and entrance door leading to the garden

### **Utility Room**

7' 10" x 7' 10" ( 2.39m x 2.39m )

With door from Dining Room, wall and base units, inset stainless steel sink and drainer unit, areas of work surface, space and plumbing for washing machine, loft hatch.

### **Conservatory**

Of uPVC double glazed construction with polycarbonate roof. With laminate flooring, door from Lounge, window through from Lounge, patio doors leading to the garden.

### **Ground Floor Bathroom**

With P shaped bath with mixer tap, wall mounted shower over and fitted screen. Wash hand basin, WC, radiator, extractor fan, tile effect laminate flooring.

### **First Floor Landing**

With stairs rising from Entrance Hall, door to Bathroom, door to Bedroom Three.

### **Bedroom Three**

15' 3" x 13' 3" Max ( 4.65m x 4.04m Max )

With stairs rising from Entrance Hall, door to Bathroom, door to Bedroom Three.

### **Bathroom**

With WC, bath with wall mounted shower over, wash hand basin, radiator, built-in storage cupboard.

### **Exterior**

The property is approached over a gravelled driveway which provides off road parking and extends along the side of the property.

The rear garden is predominantly laid to lawn with shrubs and trees interspersed. Continuing on from the rear garden is a further unique plot of land which is also laid to lawn. The gardens are enclosed by fencing to the boundaries.

### **Detached Workshop**

Of timber construction with aluminium cladding.

### **Garden Store Shed**

Of timber construction with aluminium cladding.



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welcome to

## Langrick Road, Boston

- GUIDE PRICE £430,000 - £440,000.
- DETACHED 4/5 BEDROOM FAMILY BUNGALOW
- 3/4 RECEPTION ROOMS
- DRIVEWAY & DETACHED WORKSHOP
- GENEROUS GARDENS EXTENDING TO THE REAR

Tenure: Freehold EPC Rating: D

guide price

**£430,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BWB113901 - 0004

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