



South Parade, Boston PE21 7PN

welcome to

South Parade, Boston

GUIDE PRICE £240,000 - £250,000. the property comprises of entrance hall, kitchen/diner, lounge, conservatory, three double bedrooms, family bathroom, good sized plot with low maintenance garden and fantastic views overlooking the lake to the rear.



Entrance Hall

Access via a double glazed front door and doors into majority of rooms

Lounge

19' x 11' (5.79m x 3.35m)

Double glazed window to side, television point, radiator to wall, double doors leading to conservatory, fireplace with gas fire.

Kitchen/diner

Double glaze window to rear, double glaze door to conservatory, radiator to wall, range of floor and wall base cupboards, washing basin with drainer, tiled splashback, gas hob, gas oven, space for all appliances if necessary

Utility Room

6' 2" x 4' 5" (1.88m x 1.35m)

Double glaze window to rear, space for washing machine, and space for fridge freezer.

Bedroom One

13' 3" x 11' (4.04m x 3.35m)

Double glazed bay window to front and radiator to wall.

Bedroom Two

13' x 11' (3.96m x 3.35m)

Double glazed bay window to front and radiator to wall.

Bedroom Three

13' 2" x 11' (4.01m x 3.35m)

Double glazed bay window to side, radiator to wall and television point to wall.

Bathroom

Double glaze window to rear, WC, wash hand basin, bath with wall mounted shower, storage cupboard and tiled walls.

Front Exterior

Low maintenance front garden fully enclosed with gated access to front access is also provided to the

rear garden as well.

Rear Garden

Fantastic picturesque views overlooking the lake to the rear with area for outside dining. As well as a low maintenance garden with mature and established shrubs and flowers throughout.

Agents Note

The sale of this property is subject to Grant of Probate. Please seek an update from the branch with regards to the potential timeframes involved'



view this property online williamhbrown.co.uk/Property/BWB113634



welcome to

South Parade, Boston

- ONE OF A KIND PROPERTY
- HIGHLY SOUGHT AFTER LOCATION
- INCREDIBLE LAKE VIEWS
- THREE DOUBLE BEDROOMS
- SPACIOUS THREE BEDROOM DETACHED BUNGALOW

Tenure: Freehold EPC Rating: D

guide price

£230,000



view this property online williamhbrown.co.uk/Property/BWB113634

Please note the marker reflects the postcode not the actual property



Property Ref:
BWB113634 - 0010

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