



South Parade, Boston PE21 7PN

welcome to

South Parade, Boston

Fantastic detached bungalow with VIEWS OVERLOOKING THE LAKE TO THE REAR. Lounge, kitchen diner & utility. Family bathroom with THREE PIECE SUITE. Low maintenance gardens with STUNNING VIEWS. Close proximity to Boston's WIDE RANGE OF AMENITIES



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'



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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



Please note the marker reflects the postcode not the actual property

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Property Ref:
BWB113634 - 0015

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william h brown



01205 351010



Boston@williamhbrown.co.uk



14 Wide Bargate, BOSTON, Lincolnshire, PE21 6RH



williamhbrown.co.uk