



Old Main Road, Fosdyke Boston PE20 2BU

welcome to

Old Main Road, Fosdyke Boston

The property comprises of entrance hall, large kitchen/diner, lounge, study, conservatory, downstairs shower room/utility area, first floor landing, three good sized bedrooms as well as a potential fourth, upstairs shower room, driveway with parking and low maintenance rear garden.



Rear Entrance Hall

Access via double glazed front door, tiling to floor, radiator to wall, door to kitchen diner and door to downstairs shower room/utility.

Kitchen/diner

27' 7" max x 9' 7" max (8.41m max x 2.92m max)

- Double glazed window to side as well as double glazed bay window to front, range of floor and wall base cupboards, wash handbasin with drainer, tiled flooring and space for large dining table.

Study

12' 8" x 6' 9" (3.86m x 2.06m)

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

Lounge

13' 6" x 13' 1" (4.11m x 3.99m)

Double glazed door leading to conservatory, TV point, radiator to wall and feature fireplace housing multifuel burner.

Conservatory

Door leading out to garden area.

Bedroom One

13' max x 13' max (3.96m max x 3.96m max)

Double glazed window to side, built-in storage cupboard and radiator to wall.

Bedroom Two

13' x 10' 7" max (3.96m x 3.23m max)

Double glazed window to side and radiator to wall.

Bedroom Three

9' 8" x 7' 2" (2.95m x 2.18m)

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

Bedroom Four

9' 7" x 6' 1" (2.92m x 1.85m)

Bedroom four is currently used as a dressing area but it has the potential to be turned back into a bedroom if desired. It leads straight into the upstairs shower

room.

Upstairs Bathroom

Double glazed window to rear, WC, wash handbasin, corner bath, tiled floor and heated towel rail.

Shower Room/utility

Tiled floor, shower cubicle with wall mounted shower, WC, wash handbasin, double glazed window to side, space for washing machine and radiator to wall.

Exterior

Low maintenance garden area comprising mostly of patio as well as driveway for parking.



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Old Main Road, Fosdyke Boston

- VIEWING IS ADVISED
- HUGE POTENTIAL
- UNIQUE/ ONE OFF PROPERTY
- INCREDIBLY SPACIOUS THROUGHOUT
- THREE/ FOUR BEDROOMS DEPENDING ON CONFIGURATION

Tenure: Freehold EPC Rating: E

offers in excess of

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BWB113938 - 0010

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