



LOOK what's coming onto the market soon...

for sale ?

contact us now for more details and to register your interest



Horncastle Road, Boston PE21 9HX

welcome to

Horncastle Road, Boston

Three bedroom detached bungalow occupying a SPACIOUS PLOT WITH RIVERSIDE LOCATION. Two reception rooms & rear conservatory. MODERN FITTED KITCHEN & two shower rooms. AMPLE PARKING & ATTACHED SINGLE GARAGE. Mature front & rear gardens



Entrance Hall

Having Parquet flooring and doors off to kitchen, main shower room, bedroom two and to:

Dining Room

11' 7" x 10' (3.53m x 3.05m)

Door to conservatory, bedroom three and open plan with:

Lounge

11' 11" x 15' 8" (3.63m x 4.78m)

Feature brick fireplace with inset gas fire and Parquet flooring

Conservatory

12' 11" x 9' 8" (3.94m x 2.95m)

French doors to garden and ceiling light with fan

Kitchen

11' 8" x 12' 4" (3.56m x 3.76m)

Having a range of wall and base units, Quartz work surfaces and a one and a half bowl ceramic Blanco sink. Integrated electric oven, microwave oven, four ring induction hob, extractor, dishwasher, bin storage, pantry cupboard and wine rack. Space for fridge freezer and door to:

Rear Hall / Garden Room

13' 2" x 5' 7" (4.01m x 1.70m)

Having door to garden, double doors to bedroom one and door to:

Utility

13' 2" x 4' 3" (4.01m x 1.30m)

Having a range of wall and base units, space for washing machine and tumble dryer, wall mounted gas boiler

Additional Shower Room

9' 6" x 2' 11" (2.90m x 0.89m)

Comprising three piece suite of WC, sink and shower cubicle with thermostatic shower. Extractor

Bedroom One

14' 9" x 11' 11" (4.50m x 3.63m)

Bedroom Two

12' 1" x 12' 3" (3.68m x 3.73m)

Bedroom Three

7' 11" x 9' 1" (2.41m x 2.77m)

Open plan access to additional area (6'1 x 4'7) that could be used as a dressing area or homework/study space

Main Shower Room

8' 2" x 7' 5" (2.49m x 2.26m)

Comprising three piece suite of WC, pedestal sink and double shower cubicle with thermostatic shower. Extractor and built-in airing cupboard with hot water tank

Outside

The property is approached via wrought iron double gates leading to a concrete driveway providing off road parking for several cars and leading to an attached single garage. To the right hand side of the drive there is a lawned garden with flower borders to all side. A side gate leads to the rear garden that is fully enclosed by fencing and low maintenance in its entirety. Laid to paving and gravel, there is an undercover seating area, a timber garden shed, glasshouse, outside electric point and two outside taps

Garage

16' x 9' 4" (4.88m x 2.84m)

Having electric up and over door, power and lighting

Agents Note

The property has 8 solar panels and 2 further panels that are for hot water only. All of the panels are owned outright and not subject to any lease agreements



view this property online williamhbrown.co.uk/Property/BWB114785



welcome to

Horncastle Road, Boston

- THREE BEDROOM DETACHED BUNGALOW IN SOUGHT AFTER LOCATION
- TWO RECEPTION ROOMS & REAR CONSERVATORY
- TWO SHOWER ROOMS
- AMPLE OFF ROAD PARKING & ATTACHED SINGLE GARAGE
- FRONT & REAR GARDENS GIVING A SPACIOUS MATURE PLOT

Tenure: Freehold EPC Rating: C

£280,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/BWB114785](https://www.williamhbrown.co.uk/Property/BWB114785)



Property Ref:
BWB114785 - 0003

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](https://www.williamhbrown.co.uk)