

## welcome to

## Robin Hoods Walk, Boston

SPACIOUS PROPERTY ON A DECEPTIVELY LARGE PLOT, close proximity to town. THREE DOUBLE BEDROOMS, good sized lounge, kitchen and FAMILY BATHROOM WITH THREE PIECE SUITE. Ample off road parking, DETACHED SINGLE GARAGE and an enclosed rear garden


## Kitchen

10' 1" x 11' 7" ( 3.07m x 3.53m )

## Lounge

17' x 11' ( $5.18 \mathrm{~m} \times 3.35 \mathrm{~m}$ )
Bedroom One
10' 1" x 9' ( $3.07 \mathrm{~m} \times 2.74 \mathrm{~m}$ )

## Dressing Room

8' 1" x 7' 11" ( 2.46 m x 2.41 m )

## Bedroom Two

11' 11" $\times 10^{\prime}$ 2" ( $3.63 \mathrm{~m} \times 3.10 \mathrm{~m}$ )

## Bedroom Three

10' x 11' 11" ( $3.05 \mathrm{~m} \times 3.63 \mathrm{~m}$ )

## Bathroom

6' 3" x 8' 3" ( 1.91 m x 2.51m )

## Outside

Front Garden
Rear Garden

## Garage

17' 11" x 8' 8" ( 5.46 m x 2.64 m )
Workshop
10' 3" x 8' 1" ( 3.12 m x 2.46 m )

## Agents Note

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

## welcome to

## Robin Hoods Walk, Boston

- THREE DOUBLE BEDROOMS
- GOOD SIZED LOUNGE WITH MULTI-FUEL BURNER
- AMPLE OFF ROAD PARKING \& DETACHED SINGLE GARAGE
- ENCLOSED REAR GARDEN
- CLOSE TO TOWN

Tenure: Freehold EPC Rating: D

## £260,000



Please note the marker reflects the postcode not the actual property
check out more properties at williamhbrown.co.uk
Not for marketing purposes INTERNAL USE ONLY

Property Ref: BWB114853-0003

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 totle including the extent and boundaries of the property and other important matters before exchange of contracts.

## 四 01205351010

## $\Rightarrow$ Boston@williamhbrowncouk

14 Wide Bargate, BOSTON, Lincolnshire, PE21 6RH

