



**Muster Roll Lane, Boston PE21 6DU**



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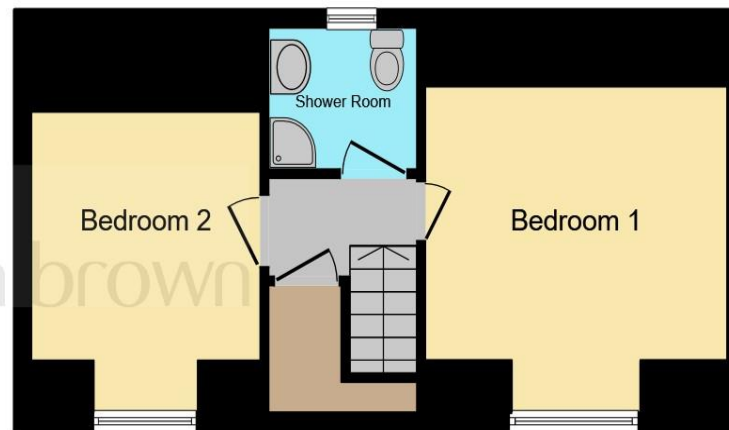
**Muster Roll Lane, Boston**

GUIDE PRICE £170,000 - £180,000. Two double bedroom detached dormer style property, CLOSE PROXIMITY TO TOWN CENTRE. Large lounge, KITCHEN WITH BREAKFAST BAR & utility. DOWNSTAIRS BATHROOM & UPSTAIRS SHOWER ROOM. Off road parking for one car & a fully enclosed LOW MAINTENANCE rear yard





**Ground Floor**



**First Floor**

**Entrance Hall**

**Lounge Diner**

20' 4" x 11' 10" ( 6.20m x 3.61m )

**Kitchen**

14' 6" x 8' 11" ( 4.42m x 2.72m )

**Utility**

5' 3" x 8' 11" ( 1.60m x 2.72m )

**Downstairs Bathroom**

7' 8" x 5' 10" ( 2.34m x 1.78m )

**Landing**

**Bedroom One**

11' 10" x 11' 10" ( 3.61m x 3.61m )

**Bedroom Two**

11' 10" x 8' 11" ( 3.61m x 2.72m )

**Shower Room**

5' 1" x 5' 10" ( 1.55m x 1.78m )

**Outside**

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](http://www.focalagent.com)

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## Muster Roll Lane, Boston

- TWO DOUBLE BEDROOM DETACHED PROPERTY CLOSE TO TOWN CENTRE
- LARGE LOUNGE, KITCHEN & UTILITY
- DOWNSTAIRS BATHROOM & UPSTAIRS SHOWER ROOM
- OFF ROAD PARKING FOR ONE CAR
- FULLY ENCLOSED LOW MAINTENANCE REAR YARD

Tenure: Freehold EPC Rating: D

guide price

**£170,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BWB114971 - 0004

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william h brown



**01205 351010**



Boston@williamhbrown.co.uk



14 Wide Bargate, BOSTON, Lincolnshire, PE21 6RH



**williamhbrown.co.uk**