



Lindis Road, BOSTON PE21 9RT

welcome to

Lindis Road, BOSTON

William H Brown are proud to present this well presented three bedroom detached house located in the sought after town of Boston. The property sits within close proximity to all relevant amenities and ease of access into Boston Town Centre.



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The property comprises Entrance Hall, Lounge, Dining Room, Kitchen, Utility Room, Conservatory, Three Bedrooms and Main Bathroom. Externally the property offers you a large rear garden with a substantial outbuilding placed at the back of the garden whilst also having ample parking to the front.

VIEWING IS ADVISED

Lounge

15' x 12' 4" (4.57m x 3.76m)

Dining Room

11' 6" x 9' 9" (3.51m x 2.97m)

Kitchen

11' 3" x 8' 5" (3.43m x 2.57m)

Utility Room

10' 10" x 7' 8" (3.30m x 2.34m)

Conservatory

Bedroom One

14' x 11' 9" (4.27m x 3.58m)

Bedroom Two

12' 7" x 10' 11" (3.84m x 3.33m)

Bedroom Three

7' 5" x 7' 7" (2.26m x 2.31m)

Main Bathroom

Rear Garden



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Lindis Road, BOSTON

- DETACHED
- THREE BEDROOMS
- OFF ROAD PARKING
- CONSERVATORY AND UTILITY ROOM
- VIEWING IS ADVISED

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£260,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
BWB115367 - 0007

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