



2 Fleming Court, Wyberton, Boston, PE21 7SS

Bruce Mather are pleased to offer for sale this WELL PRESENTED THREE BEDROOM SEMI-DETACHED HOUSE being situated in a POPULAR RESIDENTIAL LOCATION. The property has the benefit of a CONSERVATORY to the rear giving access to the ENCLOSED REAR GARDEN and DRIVEWAY TO THE FRONT. Call today to view.

- NO CHAIN
- Semi-Detached House
- Three Bedrooms
- Conservatory
- Enclosed Rear Garden
- Popular Residential Location

£145,000

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LOCATION

Situated on the outskirts of the historic market town of Boston and being situated close to a local Primary School. The property is a short distance from Westgate and Jenny's Wood and Sir Joseph Country Park. There is also good access to the RSPB Frampton Marsh Bird Reserve which provides a wide variety of walks. Boston offers a wide range of amenities and also a popular twice weekly market. There are a range of social activities including the cinema, swimming pool, theatre and leisure complex. There are road links to the cities of Lincoln and Peterborough and the Coastal town of Skegness is approximately 23 miles. A rail service to Grantham links directly to the East Coast mainline giving good access both to London and the North.

ACCOMMODATION

The property is entered through a UPVC front entrance door leading into the:-

HALLWAY

Having stairs to the first floor accommodation; radiator and doors off to:-

CLOAKROOM

Having window to the front elevation; close coupled WC and wash hand basin; radiator.

LOUNGE

13'6" x 11'7" (4.11m x 3.53m)
Having window to the front elevation; understairs cupboard; radiator.

BREAKFAST KITCHEN

14'9" x 9'4" (4.50m x 2.84m)
Having window to the rear elevation; a fitted range of base and wall units with work surfaces over; stainless steel sink and drainer unit with mixer tap; four ring stainless steel style hob with extractor over and oven unit below; space for further appliances; French doors leading into the:-

CONSERVATORY

11'8" x 9'11" (3.56m x 3.02m)
Being of brick and UPVC construction and having tiled floor; radiator; French doors to the garden.

FIRST FLOOR

LANDING

With overstairs cupboard and doors leading off to:-

BEDROOM ONE

11'6" x 8'8" (3.51m x 2.64m)
Having window to the front elevation; radiator.

BEDROOM TWO

9'1" x 8'9" (2.77m x 2.67m)
Having window to the rear elevation; radiator.

BEDROOM THREE

8'1" x 6'0" (2.46m x 1.83m)
Having window to the front elevation; radiator.

BATHROOM

Having a window to the rear elevation; panelled bath with mixer tap and shower over, wash hand basin and low profile WC; tiled walls; heated towel rail.

EXTERIOR

FRONT GARDEN

Having driveway providing off road parking with a high level wooden hand gate giving access to the:-

REAR GARDEN

Being predominantly laid to lawn with a decked seating area and brick built garden shed/workshop.

VIEWINGS

Strictly by appointment with the selling agents Bruce Mather Limited. (Tel: 01205 365032).

DIRECTIONS

From our offices in Pump Square proceed via Main Ridge West into Pen Street, turn right at the traffic lights into Botolphs Street and right again onto John Adams Way, exit town in a southerly direction via Haven Bridge. Keep in the left hand lane and at the first roundabout take the first exit onto Spalding Road; straight on at the next roundabout and first exit at the subsequent roundabout. At the traffic lights thereafter turn into Wyberton Low Road, take the second turn on the right into Sir Isaac Newton Drive. At the 'T' junction turn right and then turn left into Fleming Court.



Note: All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent. All properties are offered subject to contract or formal lease.

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