



10 Parsons Drove
Holland Fen, Boston, Lincolnshire

£195,000





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Holland Fen, Lincolnshire LN4 4QH

Lincoln – 24 miles
Grantham – 32 miles with East Coast rail link to London
Boston – 7 miles

(Distances are approximate)

A three bedroom semi detached house pleasantly situated to the heart of the Lincolnshire countryside. Internally the property is enhanced by versatile living accommodation providing two reception rooms and garden/utility room. Outside there is ample parking for several vehicles, detached garage, enclosed rear garden and attractive rural views. The shopping, social and educational facilities can be found within the nearby Georgian market Town of Boston.

Accommodation

Entrance into the property is gained through a uPVC door leading into:

Entrance Lobby

With staircase to the first floor and having tiled flooring and door to:

Lounge 14' 3" x 13' 1" (4.34m x 3.98m)

With front aspect and having feature fireplace having built-in cupboards and shelving to each side, wood effect flooring, radiator, power points and open doorway to:

Dining Room 10' 3" x 10' 0" (3.12m x 3.05m)

With wood effect flooring, two radiators, power points, door to bathroom and open doorway to:

Kitchen 9' 7" x 8' 10" (2.92m x 2.69m)

With side aspect and having a range of fitted units comprising stainless steel sink drainer inset to worksurface over base units including space and plumbing for dishwasher. There is a four-ring electric hob, electric oven, wall mounted cupboards above





and filter hood over the hob. There is wood effect flooring, radiator, power points and doorway to:

Garden Room/Utility Room 9' 8" x 6' 5" (2.94m x 1.95m)

With uPVC patio doors to the rear garden and having power points and uPVC door to the side.

Bathroom

Being fully wall tiled and having a suite comprising panelled bath with shower over, wash hand basin over vanity cupboard and a low-level WC. There is a radiator, tiled flooring and door to useful storage having shelving.

First Floor

Landing

With access to roof space, radiator, power points, exposed floorboards and door to:

Bedroom 1 12' 1" x 10' 8" (3.68m x 3.25m)

With far reaching views over open countryside and having a wide range of full height fitted wardrobes, radiator, exposed floorboards and power points.

Bedroom 2 13' 7" x 7' 9" (4.14m x 2.36m)

Overlooking the rear garden and having full height fitted wardrobes, exposed floorboards, radiator and power points.

Bedroom 3 8' 4" x 6' 8" (2.54m x 2.03m)

With rear garden views and having radiator, power points and exposed floor boards.

Separate WC

With a low-level WC and wash hand basin.

Outside

The property is approached over a driveway providing ample parking for several vehicles and leads to **Detached Garage**. The enclosed rear garden is predominantly laid to lawn.

Boston Borough Council

Tax band: A EPC Rating: F

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Woodhall Spa Office.

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