



The Firs

Main Road, Carrington, Boston, Lincolnshire PE22 7JA

£175,000
NO ONWARD CHAIN

BELL



The Firs

Main Road, Carrington PE22 7JA

Lincoln – 31 miles

Grantham – 38 miles with East Coast rail link to London

Boston – 8 miles

(Distances are approximate)

A semi-detached house situated to a rural position providing 22' x 11' dual aspect living room and three bedrooms upstairs. Outside the property enjoys attractive gardens with ample off-street parking. The Georgian market town of Boston is a short drive away with its wide range of shopping, social and educational facilities. Please Note: the property would benefit from a wide range of upgrading, but offers an appealing project to refurbish into a lovely family home.

Accommodation

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

Entrance Lobby

With staircase to the first floor and having radiator and door to:

Living Room 22' 0" x 11' 9" (6.70m x 3.58m)

A dual aspect room including views over the rear garden. There is feature fireplace with electric fire, wood effect flooring, two radiators, power points and door to:

Kitchen 11' 6" x 8' 0" (3.50m x 2.44m)

With side aspect and having fitted units comprising stainless steel sink drainer inset to worksurface over base units and space with plumbing for dishwasher. There is a slot-in electric cooker, wall mounted cupboards above and filter hood over the hob. There is built-in larder cupboard, radiator, power points, under stairs storage and timber glazed door to:



Rear Porch

With worksurface to one wall over space with plumbing for washing machine and uPVC door to the rear garden.

Inner Lobby

Being off the living room with built-in linen cupboard, power points and door to:

Bathroom 7' 3" x 5' 5" (2.21m x 1.65m)

With a suite comprising paneled bath with shower over, wash hand basin and a low-level WC. There is a radiator and extractor fan.

First Floor

Landing

With access to roof space and timber door to:

Bedroom 1 15' 1" x 10' 11" (4.59m x 3.32m)

With attractive views over the rear garden from the front and having radiator and power points.

Bedroom 2 11' 0" x 7' 3" (3.35m x 2.21m)

With rear aspect and having wood effect flooring, radiator and power points.

Bedroom 3 7' 10" x 7' 2" (2.39m x 2.18m)

With rear aspect and having radiator and power points.

Outside

The property is approached over a graveled driveway providing off street parking and turning area. The remaining front garden is laid to lawn with decorative shrubs to borders and metal storage shed. The enclosed rear garden is mostly laid to lawn with decorative shrubs to borders, feature fish pond and brick outbuilding, and two timber garden stores.

East Lindsey District Council – Tax band: A

EPC Rating: E

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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