



60 Rider Gardens, Fishtoft, Boston, PE21 0BN

Offers Over £300,000

- Substantial Extended Five Bedroom Detached House
- Modern Kitchen and Utility Room
- Downstairs W.C
- Four Double Bedrooms and a Further Single Bedroom
- Spacious Gravelled Driveway
- Large Formal Lounge and Further Spacious Open Plan Lounge/Diner
- Office/Playroom
- Ensuite and Family Bathroom
- Integral Garage
- Landscaped Rear Garden

60 Rider Gardens, Boston PE21 0BN

Substantial, Extended Five Bedroom Detached House. The well presented accommodation comprises; Large Formal Lounge, Kitchen, Utility Room, Open Plan Lounge/Diner, Playroom/Office, Downstairs W.C, Master Bedroom with Ensuite, Family Bathroom. Integral Garage. Gravelled Driveway. Landscaped Rear Garden.



Council Tax Band:



Entrance Hall

Doors to the Lounge, Office/Playroom and Kitchen.
Stairs to the first floor landing. Radiator.

Lounge

17'4 x 11'9

Radiator. Window to the front elevation.

Kitchen

9'8 x 12'7

Wood effect flooring. A range of base and wall units with integrated electric oven, microwave and dishwasher. Work surfaces with inset sink unit and induction hob with extractor over. Door to the Utility Room. Opens into the Lounge/Diner.

Lounge/Diner

20'8 x 9'7

Windows to the side and rear. French doors opening onto the rear garden. Radiator. Wood burning stove. Opens into the Office/Playroom.

Office/Playroom

12'6 x 9'5

Window to the side elevation. Radiator. Door to the Entrance Hall.

Utility Room

5'8 x 6'3

Space for Fridge/Freezer, Plumbing for a washing machine, space for tumble dryer. Doors to the rear garden and W.C.

W.C

Window to the side. Low level flush toilet. Sink Unit. Chrome towel radiator.

First Floor Landing

Doors to all Bedrooms and the Bathroom. Airing cupboard housing the hot water tank. Loft access.

Master Bedroom

16'3 max x 11'9

Window to the front elevation. Radiator. Door to the Ensuite.

Ensuite

5'7 x 6'5

Window to the side elevation. Shower cubicle. Low level flush toilet. Sink. Chrome towel radiator. Extractor.

Bedroom

11'9 x 8'9

Window to the rear. Radiator.

Bedroom

12'9 x 9'2

Radiator. Window to the front elevation.

Bedroom

9'5 x 8'8

Window to the rear. Radiator.

Bedroom

7'9 x 6'4

Window to the front. Radiator.

Bathroom

9'1 x 6'9

Panelled bath. Sink unit. Shower cubicle. Low level flush toilet. Window to the rear. Radiator. Extractor.

Integral Garage

17'8 x 8'7

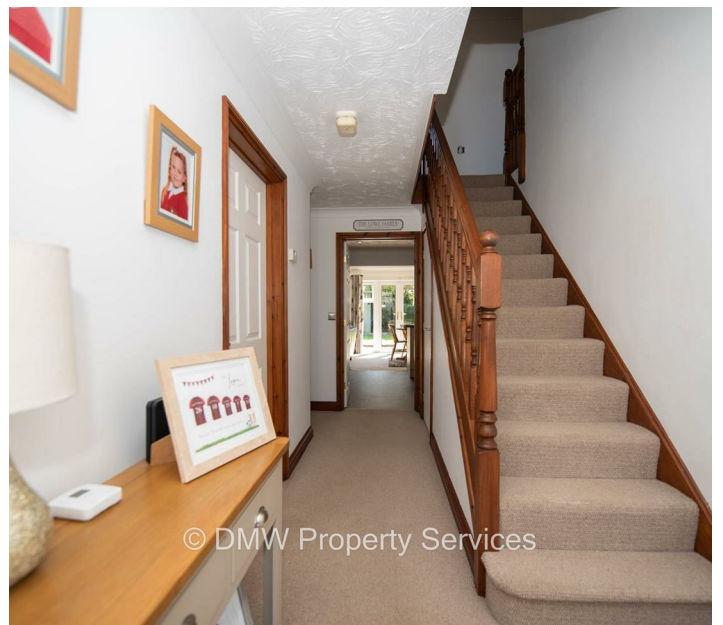
Accessed via an electric roller shutter door. Wall mounted gas boiler.

Outbuildings

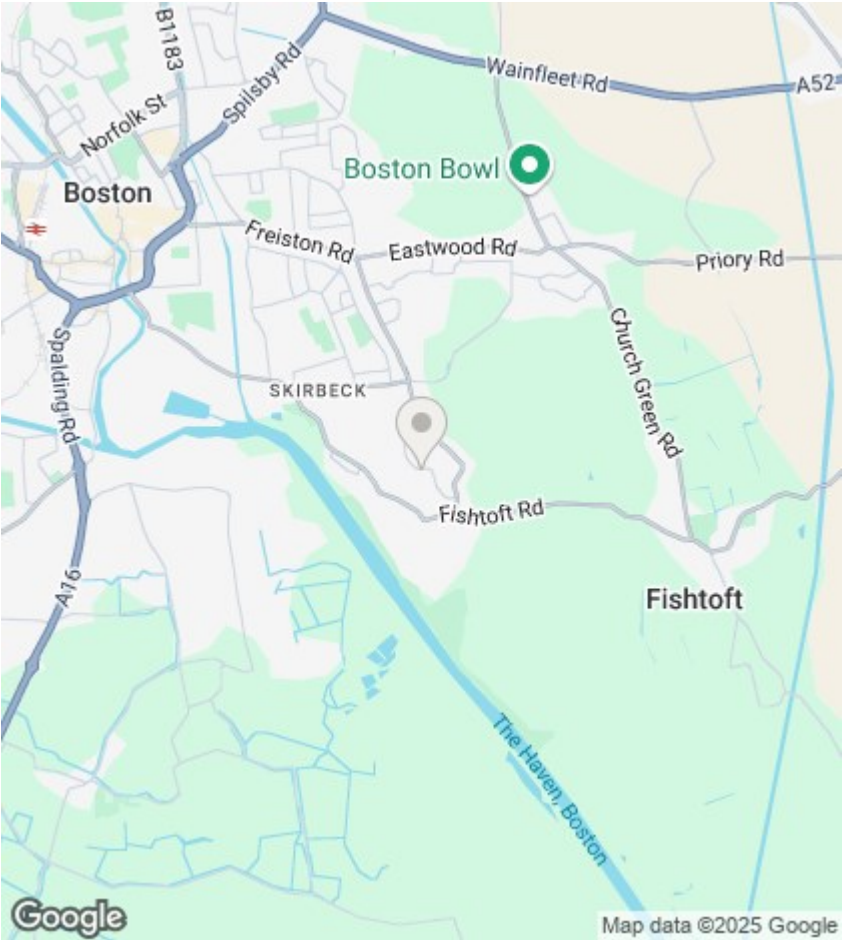
There is a summer and shed in the rear garden, both have electrics.

Exterior

Gravelled driveway to the front with parking for multiple cars. Gated side access to the rear garden which has been landscaped and is very well maintained.







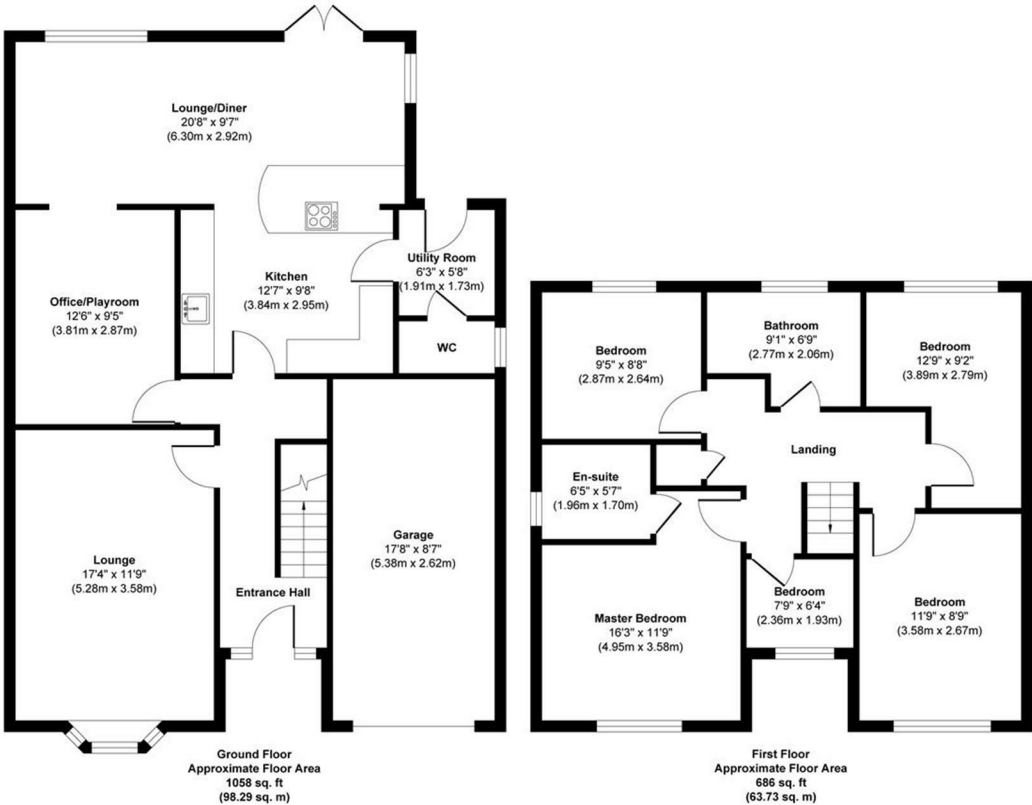
Viewings

Viewings by arrangement only. Call 01159625003 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Approx. Gross Internal Floor Area 1744 sq. ft / 162.02 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.