



63 Linley Drive

Boston

Situated in a popular residential location on the outskirts of town, this detached bungalow offers accommodation comprising an entrance hall, lounge, separate dining room, breakfast kitchen, two bedrooms and bathroom. Outside, there is a low-maintenance front garden, driveway providing off-road parking, garage and a good-sized enclosed rear garden, mainly laid to lawn. Further benefits include gas central heating and double glazing.

Council Tax band: C

Tenure: Freehold





ACCOMMODATION

Part glazed side entrance door with side screen through to the:

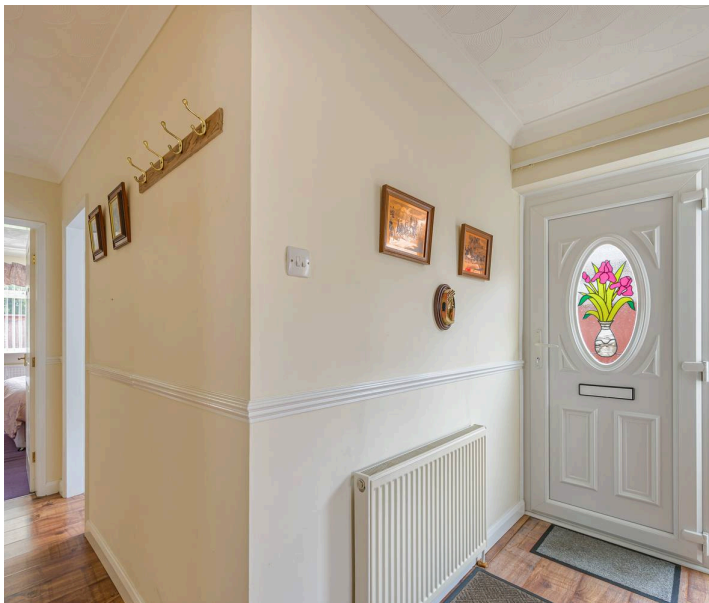
ENTRANCE HALL

Having coved ceiling, radiator, wood effect flooring, dado rail, access to roof space and built-in airing cupboard.

LOUNGE

17' 11" x 11' 11" (5.46m x 3.63m)

Having windows to front & side elevations, coved ceiling, radiator and fireplace with marble back & hearth, inset electric fire and wooden surround. Archway to the:



DINING ROOM

8' 4" x 8' 3" (2.53m x 2.51m)

Having window & part glazed door to side elevation, coved ceiling and radiator.

KITCHEN

12' 5" x 9' 1" (3.78m x 2.77m)

Having window to front elevation, coved ceiling, radiator and tiled floor. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards, space & plumbing for automatic washing machine under. Work surface return with inset gas hob, integrated electric oven & cupboards under, cupboards & concealed extractor over. Further work surface return with cupboards & drawers under, cupboards, glazed display units & plate rack over.







BEDROOM ONE

11' 11" x 11' 6" (3.63m x 3.50m)

Having window to rear elevation, coved ceiling and radiator.

BEDROOM TWO

11' 11" x 9' 7" (3.63m x 2.92m)

Having window to rear elevation, coved ceiling and radiator.

BATHROOM

8' 4" x 5' 6" (2.54m x 1.68m)

Having two windows to side elevation, coved ceiling, radiator, tiled floor, part tiled walls, panelled bath with mixer shower fitting & anti-splash screen over, close coupled WC and pedestal hand basin.



EXTERIOR

To the front of the property there is a low maintenance gravelled garden. A driveway provides off-road parking and extends down the side of the property to the:

GARAGE

16' 0" x 8' 2" (4.88m x 2.50m)

Having electric door, side service door, window to rear, light and power.

REAR GARDEN

Being enclosed and laid to lawn with two garden sheds and summerhouse.

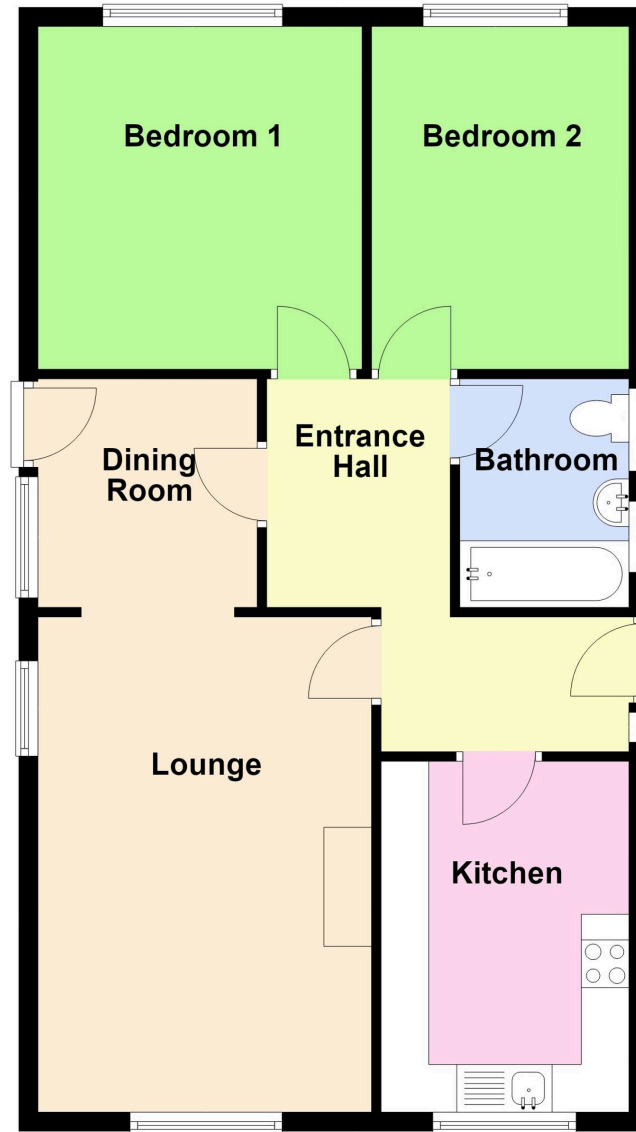
SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators and the property is double glazed. The current council tax is band C.

LIFETIME LEGAL

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £72 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.





Total area: approx. 70.0 sq. metres (753.7 sq. feet)

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