

Two Bedroomed Detached Bungalow For Sale Freehold in Sought After Location

102 Willoughby Road | Boston | Lincolnshire | PE21 9HN



Rare Opportunity to Acquire Well Located Desirable Property with No Onward Chain, Recently Refurbished
Entrance Conservatory, Open Plan Modern Fitted Kitchen Living Room, Study, Two Bedrooms and Modern Family Bathroom
Driveway, Garage and Private Landscaped Gardens

For Sale Freehold with Vacant Possession
£195,000 Subject to Contract, NO ONWARD CHAIN

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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Location...

The historic market town of Boston is located on the South Lincolnshire Fens approximately 115 miles to the north of London. The town boasts a population of over 80,000 residents, large hospital, port, twice weekly market, a number of well-regarded schools, strong retail and sports offerings.

Willoughby Road is a riverside residential location to the north of the town comprising detached, semi detached and terraced housing. Boston's town centre is approximately 1 mile to the south.

Description...

102 Willoughby Road is a 2 bedroomed detached property which has a neutral décor throughout, gas fired central heating and majority uPVC windows and doors.

A recent refurbishment has seen new laminate flooring throughout the living areas with a new kitchen, bathroom and light fittings throughout.

The property overlooks the Maud Foster Drain which gives access to the Witham Navigable Canal network. To the rear of the property are landscaped private gardens with allotments beyond the fence.

Accommodation...

Entrance Conservatory

Having tiled floor.

Central Hallway.....7.34m x 1.12m
With Utility Area.

Study.....2.63m x 1.93m

Bedroom 1.....3.78m x 3.67m

Having window into conservatory.

Bedroom 2.....3.47m x 2.43m

Bathroom

Having modern fitted suite comprising a low level WC with bidet spray, vanity hand basin unit with mixer tap, bath with modern shower and screen over, chrome effect heated towel rail, being fully tiled.

Boiler Cupboard.

Front Kitchen/Living Room.....7.3m x 4.28m max
Being L Shaped and having a fully fitted modern kitchen with matching base and high level cupboards, electric oven and induction hob, high level extraction over complementing square edged worksurfaces, stainless steel sink with mixer taps over, tiled splashbacks and dishwasher. The living area features dual aspect windows and fireplace with surround and tiled hearth.



Outside...

To the front of the property is a rose garden, a side driveway leads to the private rear garden with garage and parking. The garden which is mainly set to lawn with borders and mature trees.

Garage (unmeasured)

With electric and drained floor.

Timber Shed

Summer House



Tenure...

The property is for sale freehold with vacant possession and by private treaty and is offered with no onward chain.

Outgoings...

The property is rated at Council Tax Band B.

EPC...

The property has an Energy Performance Asset Rating D59. Full details are available on request.

Viewing...

All viewings are to be made by appointment through the agent. Poyntons Consultancy.
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Ground Floor

Approx. 76.1 sq. metres (819.5 sq. feet)



Total area: approx. 76.1 sq. metres (819.5 sq. feet)

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