



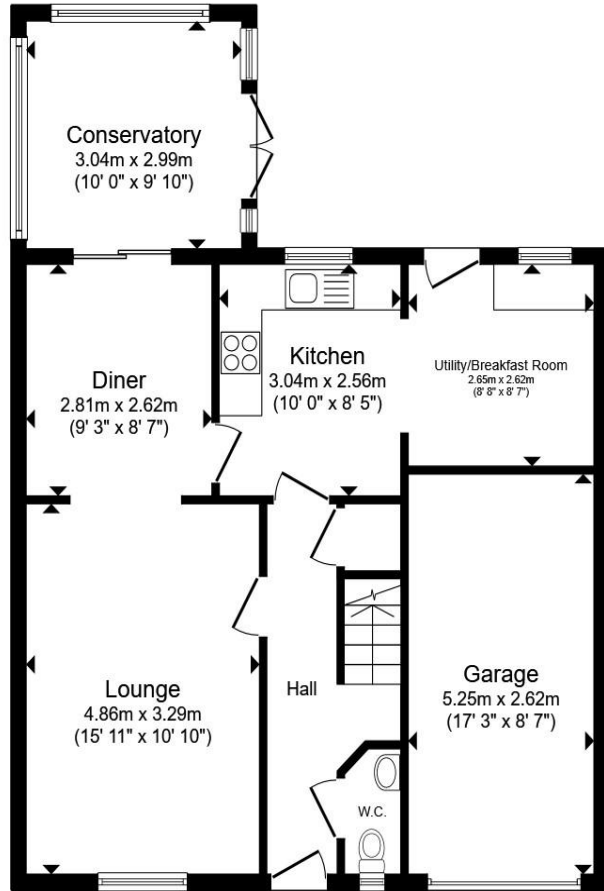
**Cooks Lock, Boston PE21 7PW**

**welcome to**

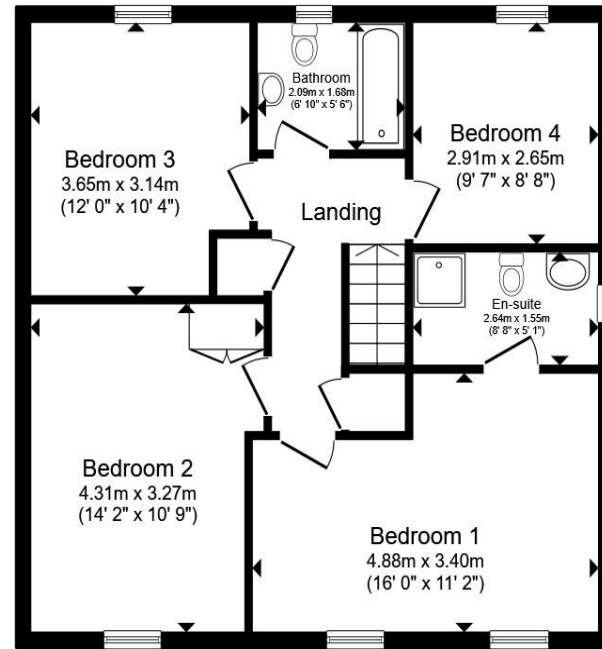
**Cooks Lock, Boston**

A well-presented four-bedroom detached family home, tucked away in a quiet cul-de-sac within a popular residential area. Offering versatile living space including a conservatory, south-facing garden, driveway and garage, this property is ideal for families seeking comfort, space and convenience.





**Ground Floor**



**First Floor**

Total floor area 137.7 m<sup>2</sup> (1,482 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**Entrance Hall**

**Cloakroom W/C**

**Lounge**

15' 11" x 10' 10" ( 4.85m x 3.30m )

**Dining Room**

9' 3" x 8' 7" ( 2.82m x 2.62m )

**Conservatory**

10' x 9' 10" ( 3.05m x 3.00m )

**Kitchen**

10' x 8' 5" ( 3.05m x 2.57m )

**Utility/Breakfast Room**

8' 8" x 8' 7" ( 2.64m x 2.62m )

**Landing**

**Bedroom One**

16' max x 11' 2" max ( 4.88m max x 3.40m max )

**Ensuite**

**Bedroom Two**

14' 2" x 10' 9" ( 4.32m x 3.28m )

**Bedroom Three**

12' x 10' 4" ( 3.66m x 3.15m )

**Bedroom Four**

9' 7" x 8' 8" ( 2.92m x 2.64m )

**Main Bathroom**

- - -

welcome to

## Cooks Lock, Boston

- GUIDE PRICE £275,000 - £285,000
- Detached family home
- Four bedrooms
- Enclosed, approximately south-facing rear garden
- Situated in a quiet cul-de-sac within a popular residential area

Tenure: Freehold EPC Rating: C  
Council Tax Band: D

offers over  
**£275,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williambrown.co.uk/Property/BWB116552](http://williambrown.co.uk/Property/BWB116552)



Property Ref:  
BWB116552 - 0003

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