



No.4

Offered to the market with no onward chain, this substantial three-bedroom detached bungalow occupies a generous corner plot within a pleasant residential location on Churchill Drive, conveniently situated on the outskirts of Boston town centre. The property enjoys easy access to the wide range of amenities, shops and services available within the town, whilst also benefiting from nearby local amenities along Eastwood Road.

Having remained in the same family since the 1970s, the bungalow presents a rare opportunity to acquire a well-loved home offering spacious and versatile accommodation throughout. The property features three double bedrooms, a comfortable lounge, separate dining room and an abundance of storage space, further enhanced by the addition of two side porches over the years.

Externally, the property benefits from a single garage and low maintenance rear garden, despite being on a corner plot. While some cosmetic modernisation may be desired, this spacious home offers excellent potential and would make an ideal family residence, retirement property or home for those particularly looking for a bungalow in a highly convenient location for amenities and the hospital.

EPC - E

Council Tax Band - C



Entrance Hall

Accessed via a part-glazed entrance door, with tiled flooring and providing access to the attached garage and kitchen with further door to the:

Rear Entrance Porch

Positioned to the rear of the property with uPVC doors and windows overlooking the garden, giving access to the cloakroom/WC and boiler room.

Kitchen – 3.01m x 4.22m (9'11" x 13'10")

Fitted with a range of worksurfaces incorporating cupboards and drawers beneath, matching wall-mounted units, sink and drainer, integrated electric fan-assisted oven and hob, space and plumbing for a washing machine and dishwasher, additional space for a freestanding fridge freezer, built-in airing cupboard housing the hot water cylinder, double glazed window to the front aspect and laminate flooring.



Dining Room – 4.81m x 3.12m (15'9" x 10'3")

A spacious reception room with double glazed windows to the front and side aspects, fitted blinds, original parquet flooring and a versatile snug area ideal for use as a reading corner, study space or hobby area.

Lounge – 5.10m x 3.30m (16'9" x 10'10")

A bright and comfortable reception room featuring double glazed windows to the front and side aspects, fitted blinds, wood laminate flooring and wall light points.

Main Reception Hall

An attractive central hallway featuring original parquet flooring, a generous storage cupboard with hanging rails and part glazed door to side porch.

Bedroom One – 3.62m x 3.34m (11'11" x 10'11")

A generous double bedroom with a double glazed window to the side aspect, wood laminate flooring and an extensive range of fitted furniture including wardrobes with hanging rails and shelving, bedside cabinets and a dressing table unit.

Bedroom Two – 3.62m x 3.03m (11'11" x 9'11")

A well-proportioned double bedroom with a double glazed window to the side aspect and fitted blinds.

Bedroom Three – 3.62m x 2.10m (11'11" x 6'11")

A versatile third bedroom overlooking the side elevation through a double glazed window and benefiting from a built-in cupboard.

Bathroom

Fitted with a three-piece white suite comprising a pedestal wash hand basin, low-level WC and panelled bath, complemented by a heated towel rail, side-facing window and fully tiled walls and flooring. Adjacent Shower Room -fully tiled and fitted with a shower enclosure, heated towel rail and double glazed window.

Garage – 2.75m x 5.38m (9'0" x 17'8")

Attached single garage fitted with an up-and-over door, power and lighting, with both internal and external access.

External Store – 2.39m x 3.83m (7'10" x 12'7")

A substantial additional storage area offering excellent space for gardening equipment, tools and outdoor furniture.

Outside

The property occupies a generous corner plot with a lawned front garden complemented by mature trees and shrubs, together with a low-maintenance gravelled area. A driveway provides off-road parking and leads to the attached garage. The enclosed rear garden has been designed with ease of maintenance in mind, being predominantly laid to patio and enhanced by established plants and shrubs within gravelled borders, all enclosed by timber fencing.







Total area: approx. 152.7 sq. metres (1643.3 sq. feet)

Note: All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent. All properties are offered subject to contract or formal lease.

Fairweather Estate Agents Limited, for themselves and for Sellers and Lessors of this property whose Agent they are, give notice that:- 1) These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of any offer or contract; 2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending Buyers or Tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy; 3) No person in this employment of Fairweather Estate Agents Limited has any authority to make or give any representation or warranty whatsoever in relation to this property.