

Large Five Bedroomed Chalet Bungalow Set in One Third of an Acre of Mature Gardens

70 Park Road | Boston | Lincolnshire | PE21 7JP



Unique Opportunity to Acquire a Spacious Desirable Residence, Having Two Reception Rooms and Sunroom, Five Bedrooms, Three with En-suite, Newly fitted Kitchen and Breakfast Area, Double Garage with Vehicle Parking
Beautiful Enclosed Mature Gardens

For Sale Freehold with Vacant Possession
£625,000 Subject to Contract

poyntons consultancy

PROPERTY MARKETING SPECIALISTS

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Location...

The historic market town of Boston is located approximately 115 miles north of London, 35 miles south-east of Lincoln, 50 miles to the east of Nottingham, 35 miles to the north-west of Peterborough.

It is connected to the main East Coast Mainline connecting King's Cross to Edinburgh via Grantham and Nottingham.

The town has a population of approximately 68,000 residents and has a large port and hospital, strong retail offering, good sporting facilities and a number of well-regarded schools.

The property is located in a desirable residential area to the south of the town centre, close to Garfits Lane playing field.

Accommodation...

A front doorway leads through to a spacious hallway with elevated views over the gardens with moulded architraves and cornices, bevelled edged glass panelled doorways.

Main Living Room.....7.3m x 5.5m
Having French doors to raised patio area.

Dining Room.....5.6m x 4.3m
Having storage alcove with inset fire.

Corner Sunroom.....max dimension 3.7m

Kitchen.....5.8m x 4.5m

A new fitted kitchen with matching grey units, square-edged work surfaces, and tiled splashbacks. Features include 13 wall cupboards, an inset 1½ bowl enamel sink with drainer, additional base cupboards and pan drawers. Integrated appliances include a refrigerator and dishwasher. There is a peninsula breakfast bar with storage and space for wine racking beneath. A full-height cupboard houses the boiler for the underfloor heating system.

Utility Room.....3.2m x 1.6m

Matching grey units with four full-height cupboards, additional base storage, and coordinating work surfaces. Space is provided for a washing machine and dryer, with matching splashbacks and inset spotlights.

Bedroom Suite 1.....3.7m x 4.2m

Having 4 door full height cupboard, wardrobe with 4 door cupboard over.

Bathroom

Having bath with shower over, airing cupboard, pedestal hand basin, low level WC being half tiled.

Cloakroom

Having low level WC, pedestal hand basin.

Bedroom Suite 2.....6.1m x 5.4m

Having full height fitted wardrobes, complete set of bedroom furniture comprising 18 door base units with 3 drawers, full height sliding door, vanity unit with 10 drawers under, 3 open ended shelves, 2 door full height sliding door.

En-suite Bathroom

Half tiled, having walk-in shower, bath, low level WC, bidet, bowl, sink, storage unit, 4 drawer cupboard, 5 cupboards, 3 door cupboard and tiled floor.

Stairs lead to a spacious first floor landing.

Bedroom 3.....9.2m x 4.5m
(Including storage cupboard) Having 2 door cupboard with 2 doors over, eaves storage.

Bedroom 4.....6.8m x 4.2m
Eaves storage.

Having en-suite bathroom with shower over, pedestal handbasin, low level WC.

Bedroom 5.....3.9m ave x 3.4m ave

Family Bathroom

Having walk in shower, low level WC, pedestal hand basin.

Outside...

A driveway sweeps round to parking spaces with space for over 6 vehicles

Garage.....6.1m x 5m
Having electric up and over doors

Garden Shed and Covered Storage Area

Patio Area

Gated Private Courtyard

The property has a perimeter concrete path with ramped access to the side door.

Outgoings...

The property is rated at Council Tax Band D.

EPC...

The property has an Energy Performance Asset Rating D55. Full details are available on request.

Viewing...

All viewings are to be made by appointment through the agent.

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GROUND FLOOR



1ST FLOOR



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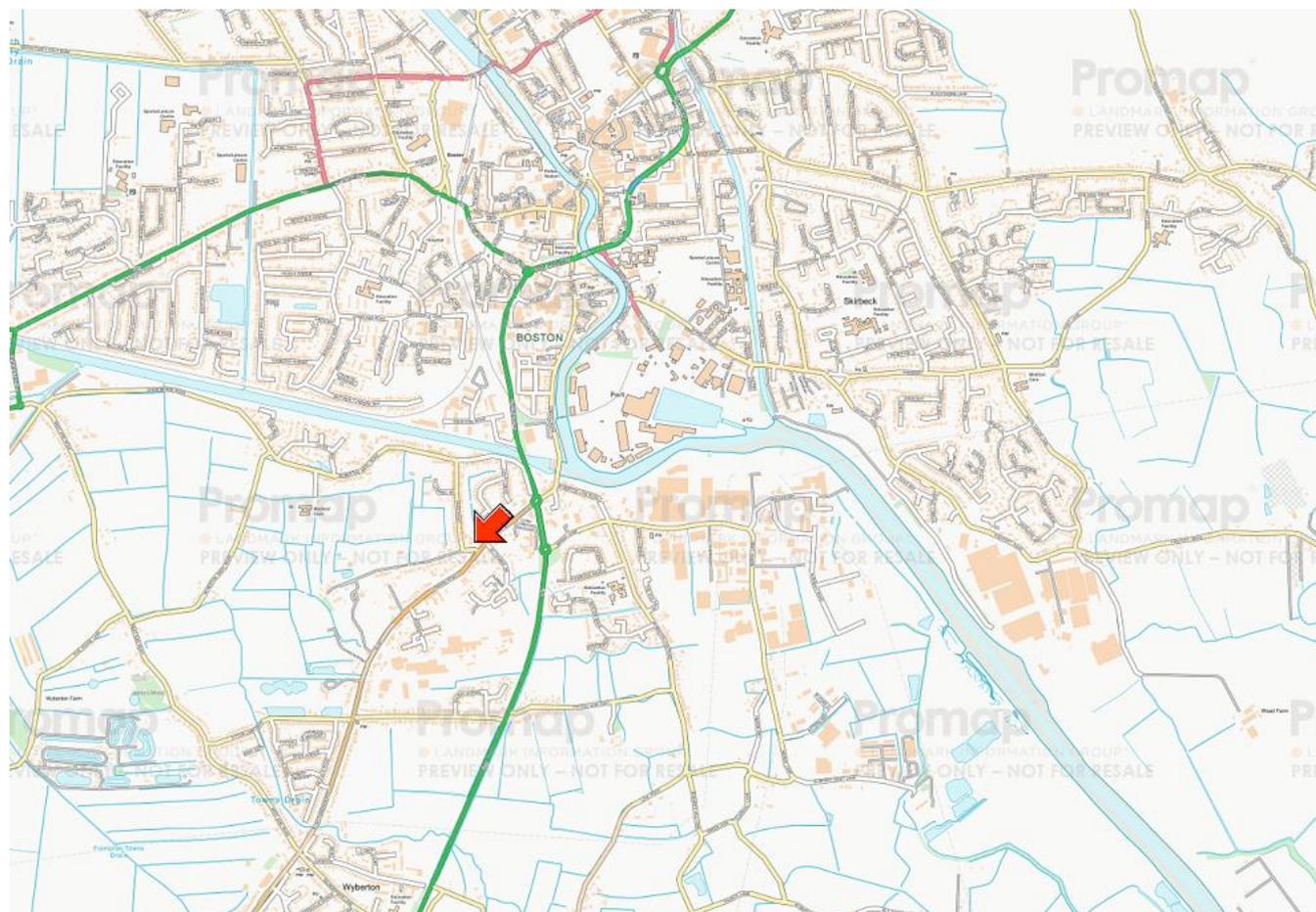




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