



No.4

Situated off Fishtoft Road, perfectly positioned between the thriving market town of Boston and the village of Fishtoft this modern three-storey townhouse is on the outskirts of the town setting while remaining within comfortable walking and cycling distance. Well regarded primary and secondary schools, along with a wide range of everyday amenities, are all easily accessible, making this an excellent choice for families and professionals alike.

Owned by the same vendors since new, the property offers well maintained and thoughtfully arranged accommodation set across three floors. The ground floor comprises a welcoming lounge and a spacious kitchen diner. To the first floor are two well-proportioned bedrooms served by a family bathroom. Occupying the entire second floor is an impressive master suite, complete with a dressing area and private ensuite shower room, creating a superb retreat away from the main living areas.

Outside, the property benefits from an enclosed rear garden with patio seating area, perfect for outdoor dining and relaxation. A single garage provides secure storage or parking, with additional off-road parking available.

Offering generous accommodation in a highly popular and convenient location, this attractive townhouse presents a fantastic opportunity for a range of buyers seeking modern living close to town yet with a quiet village feel.

Council Tax Band B

EPC - C



Entrance Hall - A uPVC front door opens into the entrance hallway, featuring a laminate wood grain effect floor covering, radiator, and staircase rising to the first floor accommodation.

Lounge 5.22m x 3.20m (17'2" x 10'6") A well-proportioned reception room with a window to the front aspect fitted with blinds. The laminate flooring continues from the hallway. There are two radiators and a useful understairs storage cupboard.

Kitchen/Dining Room 3.01m x 4.20m (9'11" x 13'9") Fitted with work surfaces incorporating drawer and cupboard units at both base and eye level, with inset appliances including a Neff electric fan oven and gas hob with extractor hood over. There is space and plumbing for a dishwasher, washing machine and tumble dryer. The room features a tiled floor, LED spotlights to the ceiling, a radiator, and houses the gas-fired central heating boiler. Double-glazed French doors and a further window to the rear aspect overlook and provide access to the patio and enclosed rear garden. Ample space is provided for a dining table. WC -Comprising a wash hand basin and low flush WC, with tiled flooring and a radiator.

Landing -With staircase rising to the second floor, airing cupboard and doors arranged off.

Bedroom Two 3.02m x 2.16m (9'11" x 7'1") Double-glazed window to the rear aspect, two double built-in wardrobes with hanging rails and shelving, and a radiator.

Bedroom Three 3.01m x 3.51m (9'11" x 11'6") Double-glazed window to the front aspect and radiator.

Bathroom 2.09m x 2.13m (6'9" x 7'0") Comprising a four-piece white suite including a panel bath, pedestal wash hand basin, low flush WC, and separate shower enclosure. LED spotlights to the ceiling and heated towel rail.

Bedroom One 6.18m x 4.22m (20'3" x 13'10") An impressive master suite occupying the entire second floor, with a window to the front aspect and a Velux-style window to the rear. Two radiators and loft access. Ample space for a bed together with dressing or study area. En-Suite Comprising a shower enclosure, pedestal wash hand basin and low flush WC. Heated towel rail and Velux-style window to the rear aspect.

Outside -The property benefits from a single garage with an up-and-over door and parking within a shared parking area.

The enclosed rear garden is mainly laid to lawn with a paved patio area and established borders planted with a variety of flowering plants and shrubs.

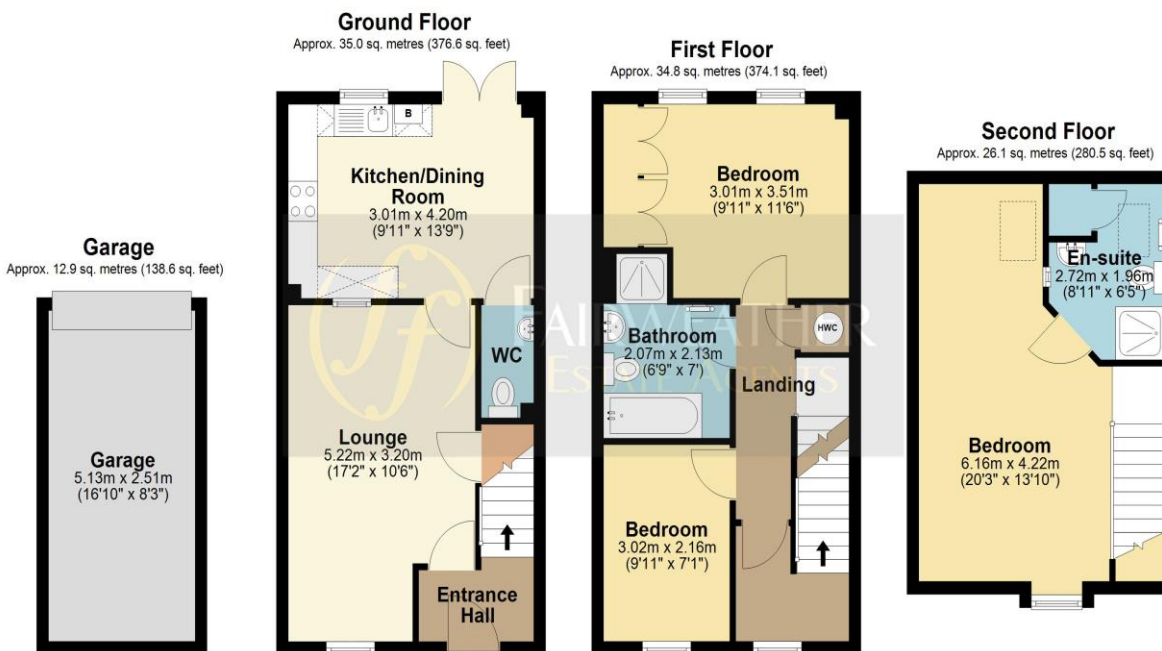






All measurements are approximate and should be used as a guide only. None of the services connected, fixtures or fittings have been verified or tested by the Agent and as such cannot be relied upon without further investigation by the buyer.

All properties are offered subject to contract.
 Fairweather Estate Agents Limited, for themselves and for Sellers 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 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.



Total area: approx. 108.7 sq. metres (1169.8 sq. feet)

All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract. Plan produced using PlanUp.



22 Dolphin Lane, Boston
 Lincolnshire PE21 6EU
 T| 01205 336122
 E| sales@fairweather-estateagents.co.uk

