



South Parade, Boston PE21 7PN



welcome to

South Parade, Boston

A well-presented and spacious detached bungalow offering versatile accommodation, generous gardens, and ample parking, situated in a sought-after residential location.



Lounge

20' 6" x 14' 2" (6.25m x 4.32m)

Featuring porcelain tiled flooring, radiator and ceiling recessed lighting. Bi-fold doors open onto the rear garden, complemented by additional ceiling light points and two side-aspect windows providing excellent natural light. Further benefits include a TV aerial point and a wall-mounted electric fireplace. A built-in utilities cupboard provides plumbing for an automatic washing machine, space for a condensing tumble dryer and internal shelving with a door leading to the side of the property

Dining Room

16' 1" x 11' 3" (4.90m x 3.43m)

The dining space benefits from a carpeted floor, side-aspect window, radiator, ceiling light point and additional wall lighting. A wall-mounted Hive central heating thermostat is also located here.

Kitchen

11' 11" x 10' (3.63m x 3.05m)

Fitted with worktops and matching upstands, an inset circular sink with drainer and mixer tap, and a range of base units, drawers and coordinating wall-mounted cupboards. Integrated appliances include a fridge, freezer and dishwasher. A Flavel Range cooker (included in the sale) offers two ovens, warming tray, grill and eight-ring gas hob. The kitchen also benefits from a ceiling light point, additional recessed lighting, obscure glazed side window and a feature inset display shelf with integrated lighting.

Bedroom One

15' 9" x 11' 3" (4.80m x 3.43m)

A generous double bedroom with front-aspect window, French doors to the side elevation, ceiling light point and radiator.

Bedroom Two

11' 11" x 10' 2" (3.63m x 3.10m)

Featuring a front-aspect window, radiator and ceiling light point.

Bathroom

9' 8" maximum x 8' 9" maximum (2.95m maximum x 2.67m maximum)

A spacious bathroom featuring a bespoke full-length walk-in shower with switch and sensor-operated recessed ceiling lighting and a wall-mounted mains-fed shower with handheld attachment. The room benefits from tiled flooring throughout and a radiator.

Additional features include a wash hand basin with mixer tap and vanity unit, panelled bath with mixer tap, WC and extended tiled splashbacks. A built-in cupboard houses the gas combination boiler. Further benefits include an obscure glazed side window, loft access and recessed ceiling lighting.

Exterior Front

The property is approached via a dropped kerb leading to a driveway providing ample off-road parking. A gravelled hardstanding area offers additional parking. Gated side access leads to the rear garden.

Rear Garden

A particular highlight of the property, the well-maintained rear garden offers several seating and entertaining areas. Immediately to the side is a paved courtyard patio with pergola, providing a private seating area accessed from Bedroom One.

To the rear is a further paved patio ideal for entertaining, complete with a raised koi pond and covered pergola.

Timber Outbuilding

9' 8" x 13' 11" (2.95m x 4.24m)

Currently used as a gym, this timber building features a front-aspect window and patio doors opening onto the garden. It benefits from power and lighting.

Further Entertaining Area

A purpose-built outdoor entertaining space featuring a countertop, exposed brick feature walls, a built-in gas barbecue (included in the sale) and a striking outdoor log burner as a central feature. The area is served by power and lighting.

Beyond this area, the garden opens onto a central lawn bordered by well-stocked flower beds, shrubs and a variety of mature trees. An archway leads to the rear section of the garden, which includes two greenhouses (included in the sale), additional storage areas and a dedicated wildlife section.

The gardens are fully enclosed by a mixture of hedging and fencing, with feature lighting set amongst the plants and shrubs.



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welcome to

South Parade, Boston

- Spacious detached bungalow
- Bright and comfortable living room
- Separate dining room ideal for entertaining
- Modern fitted kitchen
- Ample off road parking

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

£248,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BWB116748 - 0004

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