

# Four Bedroomed Detached House with Private Rear Gardens in Sought After Cul De Sac Location

27 Fairfax Close | Boston | Lincolnshire | PE21 9QL



Four Bedroomed Detached House with 2 Reception Rooms, Master En Suite Bedroom, Gas Fired Central Heating, UPVC Double Glazed Windows, Alarm System, Sought After Location with Private Rear Gardens with New Deck Area Ready to Move In, New Carpets, Decoration and Blinds, Available Immediately

For Sale Freehold with Vacant Possession and No Onward Chain  
£260,000 Subject to Contract

**poyntons** consultancy  
PROPERTY MARKETING SPECIALISTS

01205 361694  
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## Location...

The bustling town of Boston is approximately 115 miles to the north of London on the South Lincolnshire Fens. The town has a rich trading history, large port, twice weekly market, large hospital, strong retail and sporting offerings, a number of well-regarded schools.

The borough has a population of approximately 73,000 residents. Lincoln is 35 miles to the north-west, Peterborough 35 miles to the south-west and King's Lynn 14 miles to the east.

The property is located to the north of the town centre in a residential area off Tattershall Road at the end of a cul de sac.

## Accommodation...

### Hall

Having a tiled floor with central heating radiator.

**Main Living Room**.....5m x 3.2m

**Dining Room**.....2.8m x 2.6m

Having a tiled floor and door to brand new decked area.

**Kitchen**.....2.8m x 2.6m

Having a range of units with breakfast bar, square edged worksurfaces having inset 1½ bowl sink with drainer, and display shelves, inset spotlights and door to side garden.

### WC

Having wall mounted handbasin and low level WC.

Stairs from the hall lead to the first floor.

### Landing

Having galleried return, full height airing cupboard off with insulated copper water cylinder and lat shelves.

**Bedroom 1**.....4.2m x 3.3m

### En Suite Shower Room

Having walk-in shower unit with new shower and mermaid boarding, WC, pedestal handbasin and heated towel rail.

**Bedroom 2**.....3.5m x 2.9m

**Bedroom 3**.....2.9m x 2.5m

**Bedroom 4**.....2.4m x 3m

### Family Bathroom

Having bath with shower over, pedestal handbasin and low level WC.

The property has been decorated throughout with new shower fittings, new carpets and new blinds and is ready to move in to immediately.

## Outside...

To the front of the property us a lawn with pathway leading to the front door.

**Garage**.....8m x 2.4m, 17sqm

A gated pathway leads to the enclosed rear garden which is laid mainly to lawn with an attached wooden Garden Store and brand new raised decked area.



## Services...

It is understood that all mains services are connected to the property. No services have been tested.

## Tenure...

The property is available for sale freehold with vacant possession and is offered with no onward chain.

## Outgoings...

The property is rated at Council Tax Band C.

## EPC...

The property has an Energy Performance Asset Rating C75. Full details are available on request.

## Viewing...

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

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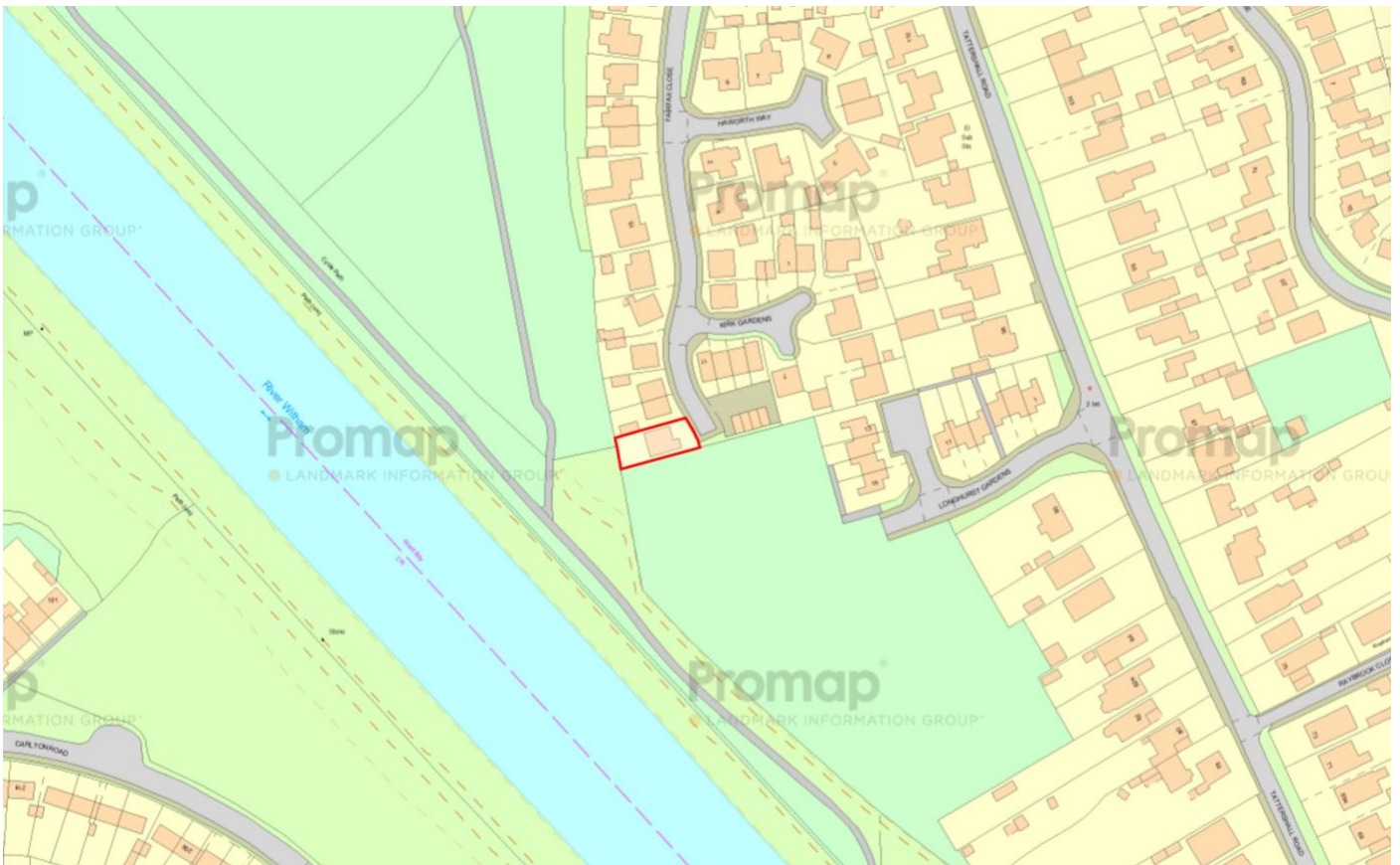




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