



CHOICE PROPERTIES

Estate Agents

3 Main Road,
Boston, PE22 8SE

Asking Price £279,950



Choice Properties are pleased to offer this lovely detached home set on a generous plot with well-maintained gardens and beautiful open views. The accommodation briefly comprises; entrance hallway, bedroom 4 / study, lounge, dining room, kitchen and downstairs WC. To the first floor there is a spacious landing leading to three good sized bedrooms and a modern family bathroom. The property benefits from UPVC double glazing throughout, including a charming stable door from the kitchen opening out to the garden, along with oil fired central heating. Outside, there is off road parking, a single garage and attractive gardens enjoying open field views to the side and rear. Ideally located close to a bus stop on the main Boston to Skegness route, with a popular pub/restaurant just a short walk away. The main village, offering a primary school, village shop/Post Office, additional pub and village hall, is just under two miles away. Skegness is approximately 8 miles away, with the market town of Boston around 14 miles away.

Spacious detached house set in a good size plot with accommodation comprising :

Entrance Hall

Double glazed door to front, stairs to first floor landing, radiator.

Kitchen

12'11 x 7'

Double glazed window to rear and side, double glazed stable door to rear, range of eye level and base units, inset sink with mixer tap and drainer, space for appliances, part tiled walls, wall mounted boiler.

Lounge

11'11 x 11'3

Double glazed window to rear, open fire with decorative surround, radiator.

Dining Room

12'11 x 11'11

Triple glazed window to front, double glazed window to side, built in storage cupboard, radiator.

Bedroom Four / Study

7'7 x 7'5

Triple glazed window to front, radiator.

Separate W.C

Obscure double glazed window to rear, low level w.c.

Landing

Double glazed window to rear, airing cupboard.

Bedroom One

12'10 x 12'

Triple glazed window to front, built in storage cupboard, built in wardrobe, radiator.

Bedroom Two

13'4 x 11'3

Triple glazed window to front, built in wardrobe, radiator.

Bedroom Three

9'7 x 7'5

Double glazed window to rear, radiator.

Bathroom

Obscure double glazed window to rear, white suite comprising low level w.c, vanity wash hand basin with mixer tap, P-shaped bath with mixer tap, shower fitted above bath, glazed shower screen door, part tiled walls, heated towel rail.

Garden

Surrounding the property, mainly laid to lawn, patio area, outside tap, side access, outside W.C, summer house, flowers, trees and shrubs, backing to open farmlands.

Garage

Twin opening doors, windows to sides, power and light.

Driveway

Hardstanding providing off road parking space.

Tenure

Freehold

Council Tax Band

Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A

Making An Offer

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Opening Hours

Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

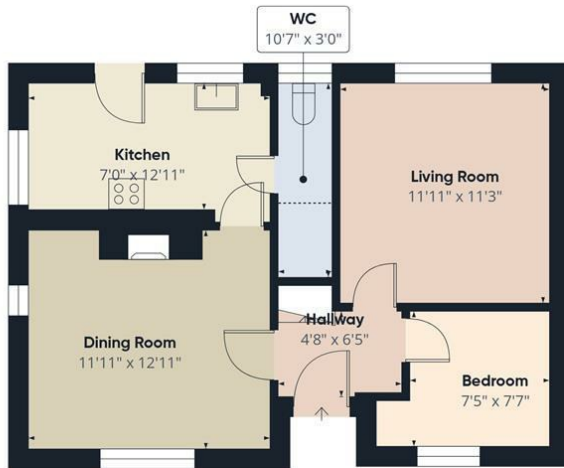
Viewing Arrangements

Contact Choice Properties on 01507 462277.

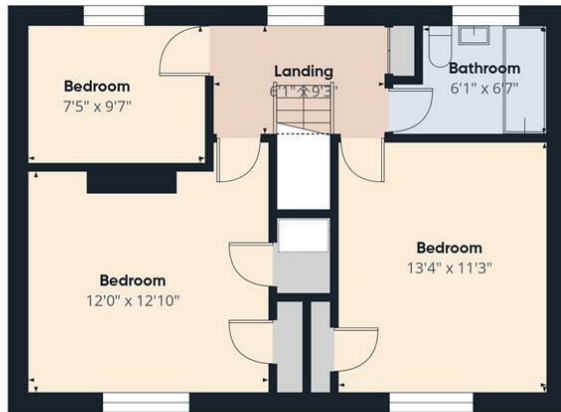
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Floor 0



Floor 1



Approximate total area⁽¹⁾

1014 ft²

Reduced headroom

12 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Directions

Use postcode of PE22 8SE to locate the property

