



Loreley, Bartol Crescent, Boston, PE21 8HG



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Freehold

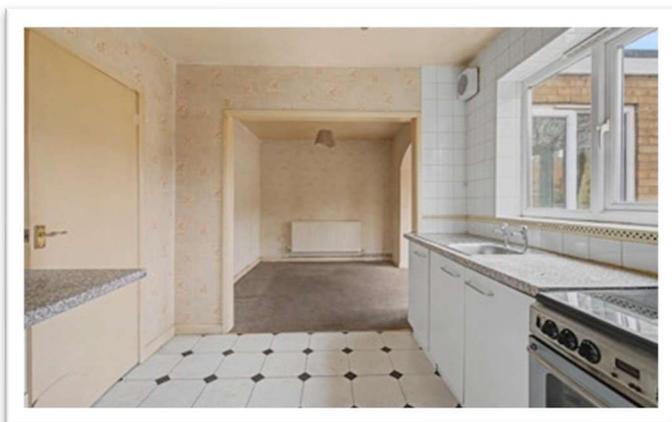
£170,000



Key Features

- Detached house
- Three bedrooms
- Lounge & dining room
- Kitchen & bathroom
- Driveway & garage
- Enclosed south facing rear garden
- NO CHAIN
- EPC rating C





This detached home enjoys a generous, enclosed south-facing rear garden and offers excellent potential for modernisation, making it an ideal opportunity for buyers looking to create their perfect family home.

The accommodation comprises an entrance hall leading to a spacious lounge, separate dining room and kitchen to the ground floor. To the first floor are three bedrooms and a family bathroom.

Externally, the property benefits from a front garden, a driveway providing off-road parking leading to the garage and a private enclosed rear garden, perfect for outdoor entertaining and family use.

Further advantages include gas central heating and double glazing throughout. NO CHAIN

ACCOMMODATION

Porch recess having part glazed front entrance door with windows to either side through to the:

ENTRANCE HALL

Having coved ceiling, radiator, understairs storage cupboard and staircase rising to first floor.

LOUNGE

3.9m x 3.31m (12'10" x 10'11")

Having window to front elevation, coved ceiling, radiator and tiled fireplace.

DINING ROOM

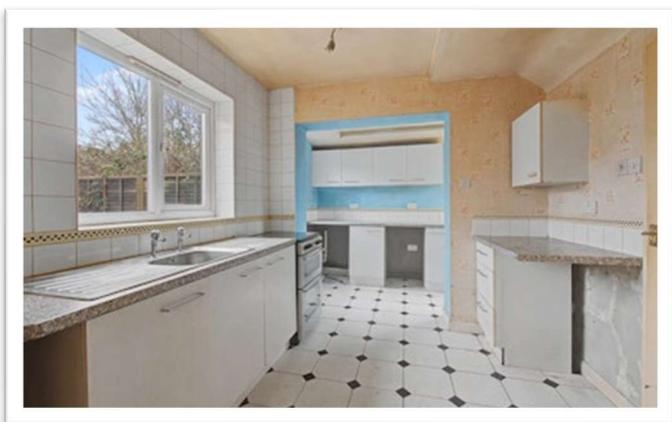
4.44m x 2.42m (14'7" x 7'11")

Having window to side elevation, french doors to rear elevation & garden and radiator. Opening to the:

KITCHEN

3.87m x 2.62m (12'8" x 8'7")

Having window to front elevation, two windows to rear elevation and tile effect flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer inset to work surface, cupboards under, space for cooker to side. Further work surface with drawers & appliance space under, cupboard over. Further work surface with cupboards, space & plumbing for automatic washing machine & further appliance space under, cupboards over.



FIRST FLOOR LANDING

Having window to side elevation, coved ceiling and access to roof space.

BEDROOM ONE

5m x 3.2m (16'5" x 10'6")

Having window to front elevation and radiator.

BEDROOM TWO

3.3m x 2.7m (10'10" x 8'11")

Having window to rear elevation and radiator.

BEDROOM THREE

2.1m x 1.76m (6'11" x 5'10")

Having window to front elevation and radiator.

BATHROOM

2.56m x 1.76m (8'5" x 5'10")

Having window to rear elevation, tiled walls, built-in airing cupboard, panelled bath with electric shower fitting & anti-splash screen over, close coupled WC and pedestal hand basin.



EXTERIOR

To the front of the property there is a lawned garden. A driveway provides off-road parking and leads to the:

GARAGE

5.3m x 2.84m (17'5" x 9'4")

Having up-and-over door, service door to rear garden, light and power.

REAR GARDEN

Being enclosed and having a paved patio with various beds & borders. Gated access to a further garden area which is currently overgrown.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators and the property is double glazed. The current council tax is band B.



Floorplan

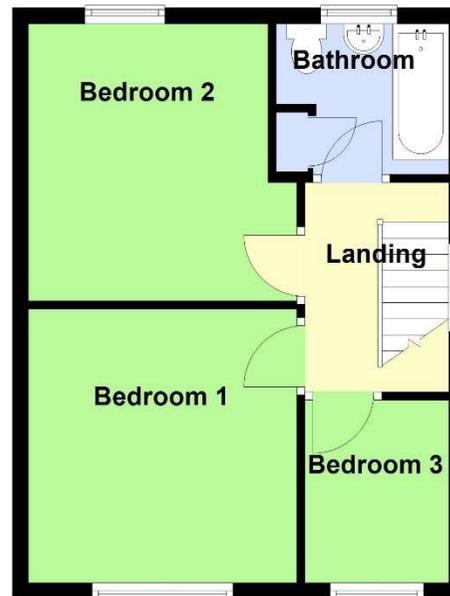
Ground Floor

Approx. 46.4 sq. metres (498.9 sq. feet)



First Floor

Approx. 36.4 sq. metres (392.2 sq. feet)



Total area: approx. 82.8 sq. metres (891.1 sq. feet)

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