



This four bedroom family home has undergone a substantial scheme of refurbishment by the current owner, including an updated kitchen and bathroom, replacement carpets and internal joinery where appropriate. Buyers will also be pleased to note that the improvements extend beyond the obvious cosmetic updates, with the boiler having been serviced and plumbing checked which included radiators being replaced as needed.

The ground floor comprises the breakfast kitchen, bathroom and lounge whilst the first floor has been remodelled from an original three bedrooms, to provide four sensibly sized bedrooms.

Outside there are enclosed gardens to the front and rear and off-road parking. In keeping with the presentation of the internal accommodation, the outside has been similarly improved with fencing replaced, an upgraded patio and reseeded lawn.

The property is pleasantly situated overlooking a green area to the front and offers easy access into town and to the nearby schools including Tower Road Primary, Boston Grammar School and the High School and Boston College.

- Four Bedroom Semi-detached Family Home
- Refurbished Throughout By The Current Owners
- Enclosed Gardens, Overlooks Green Area To The Front
- uPVC Double Glazing, Gas Central Heating
- Off-Road Parking
- Tenure: Freehold.
- EPC Rating - "C" 70.
- Council Tax Band 'A'







Entrance via a canopy porch with a replacement uPVC door leading into the:

**Entrance Hall** - With stairs rising to the first floor and doors arranged off to:

**Kitchen 2.56m x 3.82m (8'5" x 12'6")** – Having uPVC double-glazed window overlooking the rear garden and a uPVC external door to the side. The kitchen is fitted with a comprehensive range of cupboard and drawer units to both base and eye level, complemented by work surfaces over and incorporating an integral sink/drain, fridge and freezer. Additional benefits include tiling to splashback areas, space for a washing machine, a radiator, and an electric hob with oven beneath.

**Bathroom** - Fitted with a stylish modern white suite, comprising a panelled bath with shower over, featuring both rainfall and handheld shower, a vanity wash hand basin with mixer tap and storage beneath, a low-level WC, and a heated towel rail. Obscured uPVC windows to the front and side aspects provide both natural light and privacy.

**Lounge 4.98m x 3.44m (16'4" x 11'3")** - A bright and spacious reception room, the lounge benefits from a uPVC window to the front aspect overlooking the garden, along with updated sliding doors that open directly onto the rear patio and garden, ideal for both everyday living and entertaining.

**First Floor Landing** - The landing provides access to the loft, has a uPVC window to the rear aspect, with doors leading to all four bedrooms.

**Bedroom One 2.59m x 3.82m (8'6" x 12'6")** - A generously proportioned double bedroom enjoying a pleasant outlook to the front over the green, complete with radiator and power points.

**Bedroom Two 2.70m x 2.93m (8'10" x 9'7")** - A well-sized bedroom with a uPVC window to the front aspect overlooking the green, a radiator and a useful double-door cupboard housing the gas-fired central heating boiler.

**Bedroom Three 2.34m x 2.69m (7'8" x 8'10")** - A further double bedroom positioned to the rear, overlooking the garden and benefiting from a radiator.

**Bedroom Four 2.22m x 1.98m (7'3" x 6'6")** - Also situated to the rear, this bedroom enjoys views over the garden and includes a radiator.

## Outside

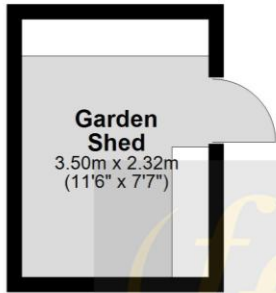
The property has the benefit of gardens to both the front and rear, which have been enclosed with panel fencing. The rear of the property has been reseeded where needed, has a garden shed and store and also has the benefit of an attractive upgraded patio area directly off the lounge.





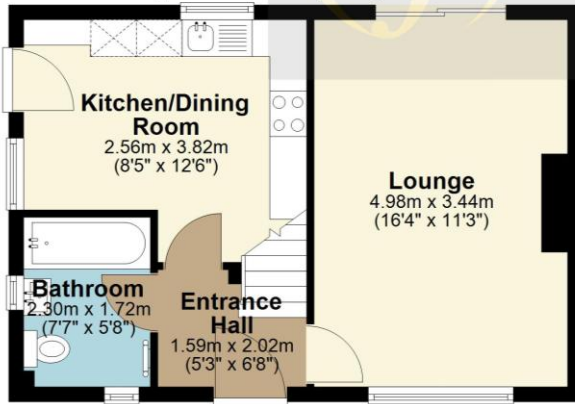
### Outbuilding to Rear Left

Approx. 12.4 sq. metres (133.8 sq. feet)



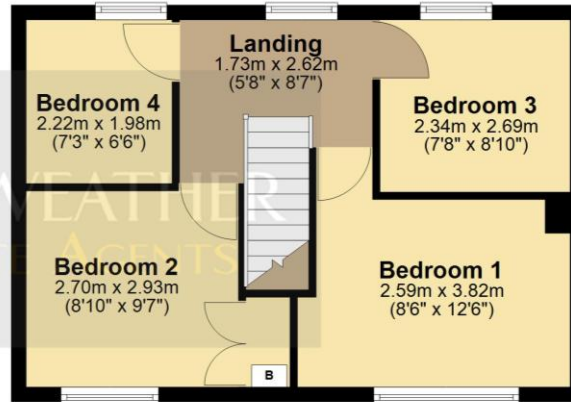
### Ground Floor

Approx. 36.8 sq. metres (395.7 sq. feet)



### First Floor

Approx. 37.7 sq. metres (406.2 sq. feet)



Total area: approx. 86.9 sq. metres (935.8 sq. feet)

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### NOTE:

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