

Luxurious Four Bedroomed Detached House with Large Private Gardens and Heated Indoor Swimming Pool

151 London Road | Boston | Lincolnshire | PE21 7HG



Large Private Dwelling Located in a Popular Area on the Edge of Town with a High Standard of Internal Finish with Private Patios and Gardens
Well Appointed Kitchen, Utility Room, Open Plan Lounge/Diner, Large Rear Conservatory, Study and Ground Floor Bedroom, First Floor En Suite Master
Purpose Built High Quality Indoor 10m Heated Swimming Pool with Shower Room

For Sale Freehold with Vacant Possession
£750,000 Subject to Contract, No Onward Chain

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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Location...

The bustling market town of Boston has a wealthy trading history with the Hanseatic Ports and is renowned for the Scheduled Ancient Monument, Boston Stump, the largest parish church in the country and has a rich history including the founding of the Pilgrim Fathers who went on to establish Boston Massachusetts.

The town has a large hospital, strong retail and sporting offerings, well regarded football team and a number of well-regarded schools.

London Road is the old main road out of the town towards London, now bypassed by the A16 Trunk Road. The area is mainly residential in nature being an access to The Quadrant and Jakeman's Football Stadium which are 2 miles to the south-east.

The property is located off a private cul de sac, the entrance being through a gated access.

Accommodation...

A cut glass entrance door leads to a tiled entrance lobby beyond which a solid wood door gives access to the stair lobby and WC off.

WC

Having low level WC, wall mounted sink, heated towel rail.

Living Room.....6.8m x 4m

Having feature chimney breast with electric flame effect fire.

Dining Room.....3.6m x 3.3m

With views over private rear gardens, solid oak floor throughout.

Study.....2.6m x 2.6m

Kitchen.....7.6m x 3.3m

Having an extensive range of high quality gloss fitted units with integrated appliances, Corian worktops with moulded inset sink with drainers, mixer taps, matching tiled splashbacks, pan drawers, large range cooker with extractor, glass fronted display cabinet, roller doors and fitted breakfast bar.

Utility Room.....2.3m x 6.3m

Having fitted worktops, space for domestic appliances, storage cupboards and a walk-in store off.

Ground Floor Bedroom No. 4.....4m x 3m

Having a range of fitted bedroom furniture and inset spotlights.

Conservatory.....6.3m x 5m

Having a marbled tiled floor with frieze, beyond which is access to the Pool Room.

Pool Room.....15.6m x 8.3m

An impressive double height structure with exposed ceiling beams, 10m swimming pool with heated jacuzzi and fitted bar.

Pump Room

Changing Room

WC and Shower Room.....4.2m x 2.9m

Fully tiled.

Stairs lead to the first floor landing.

First Floor

Master Bedroom.....6m x 3.3m

Having a range of fitted furniture including vanity unit and a walk-in cupboard.

En-Suite Shower Room

Having a pair of inset sinks with vanity, walk in shower, WC, towel rail, being fully tiled with inset spotlights.

Walk-in Airing Cupboard

Bedroom No. 2.....3.2m x 3.1m

Bedroom No. 3.....4.3m x 2.9m

Having a range of fitted furniture plus additional storage.

WC

Family Bathroom

Having whirlpool bath, mounted sink over vanity unit, towel rail, being fully tiled with inset spotlights.

Outside...

An electric gated access leads to a block return paved driveway, double garage, expansive private lawn and mature boundaries.

Garage.....6.8m x 6m

Having electric roller shutter door.

To the rear of the property are private gardens mainly comprising lawn with expansive twin level patio area leading to the swimming pool. This is accessed by French doors.

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 F.

EPC...

The property has an Energy Performance Asset Rating D62. Full details are available on request.

Viewing...

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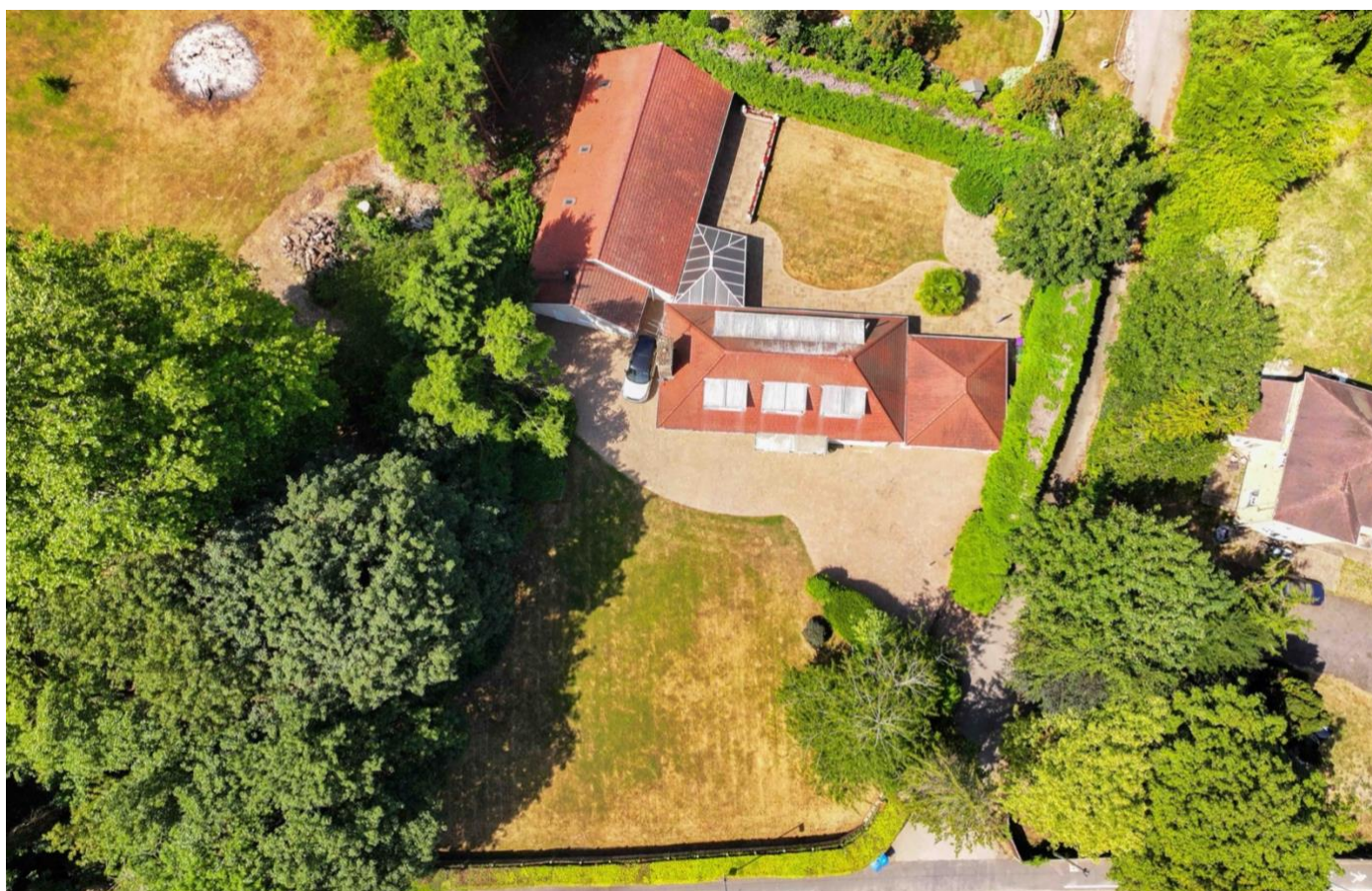




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