

Characterful Three Bedroomed Detached House with Garages For Sale Freehold

The Old Vicarage | Westville Road | Frithville | Boston | Lincolnshire | PE22 7HJ



Family Residence Situated in Desirable Village to the North of Boston
Oil Fired Central Heating with UPVC Double Glazed Windows
2 Separate Reception Rooms, Large Kitchen, Utility Room and Conservatory
Spacious Stairwell with 3 Bedrooms and Family Bathroom
Garages, Parking, Private Rear Enclosed Courtyard

For Sale Freehold with Vacant Possession
£199,950 Subject to Contract, NO ONWARD CHAIN

poyntons consultancy

PROPERTY MARKETING SPECIALISTS

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Location...

The village of Frithville has a population of approximately 550 residents and is located 4 miles to the north of Boston, close to the junction with the B1183 to Horncastle.

Boston is a large market town with a population of approximately 73,000 residents, a large hospital, port, twice weekly markets, strong retail and sporting offering a number of well-regarded schools.

The property is located to the north of Westville Road close to the junction with Carrington Road and Canister Lane.

The local primary school is just a 3-minute walk away with Boston Golf Club just a 2-mile drive away.

Accommodation...

A double glazed doorway leads through to a spacious entrance hall having a return staircase with wooden spindles.

Reception Room 1.....3.9m x 3.4m

Reception Room 2.....3.8m x 3.6m
(excluding bay) Having fireplace.

Kitchen.....6.1m x 2.3m
Having a range of modern fitted kitchen units comprising high level units over base units, complementing square edged worksurface, stainless steel sink, integrated oven, full height 3 door cupboards, recessed worktop with 2 door cupboards and 3 drawers.

Utility Room.....2.3m x 2.2m
Having boiler, worktop with 1½ stainless steel sink with drainer, cupboard under.

Rear Conservatory.....2.8m x 1.3m
Giving access to the rear courtyard.

First Floor

Spacious landing.

Bedroom 1.....3.8m x 3.7m

Bedroom 2.....3.6m x 2.3m

Bedroom 3.....3.8m x 3.4m

Family Bathroom

Having matching bathroom suite comprising bath with shower over, pedestal handbasin.

WC



Outside...

To the front of the property is a concrete driveway with parking for around 3 vehicles.

Garage 1.....4.2m x 2.6m

Garage 2.....2.7m x 2.6m

Enclosed storage area.

To the rear of the property is an enclosed courtyard which is fenced giving access to the oil tank.



Tenure...

The property is available freehold with vacant possession with no onward chain.

Outgoings...

The property is rated at Council Tax Band C.

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.

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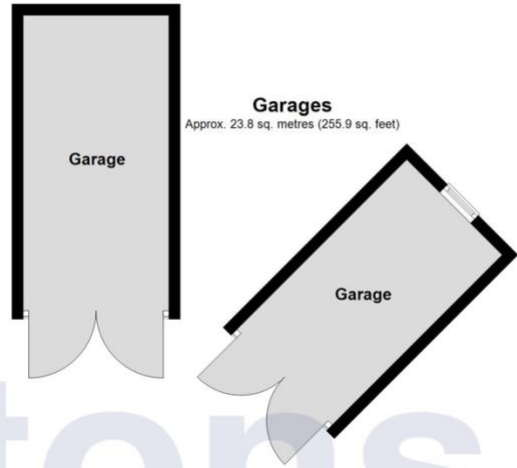
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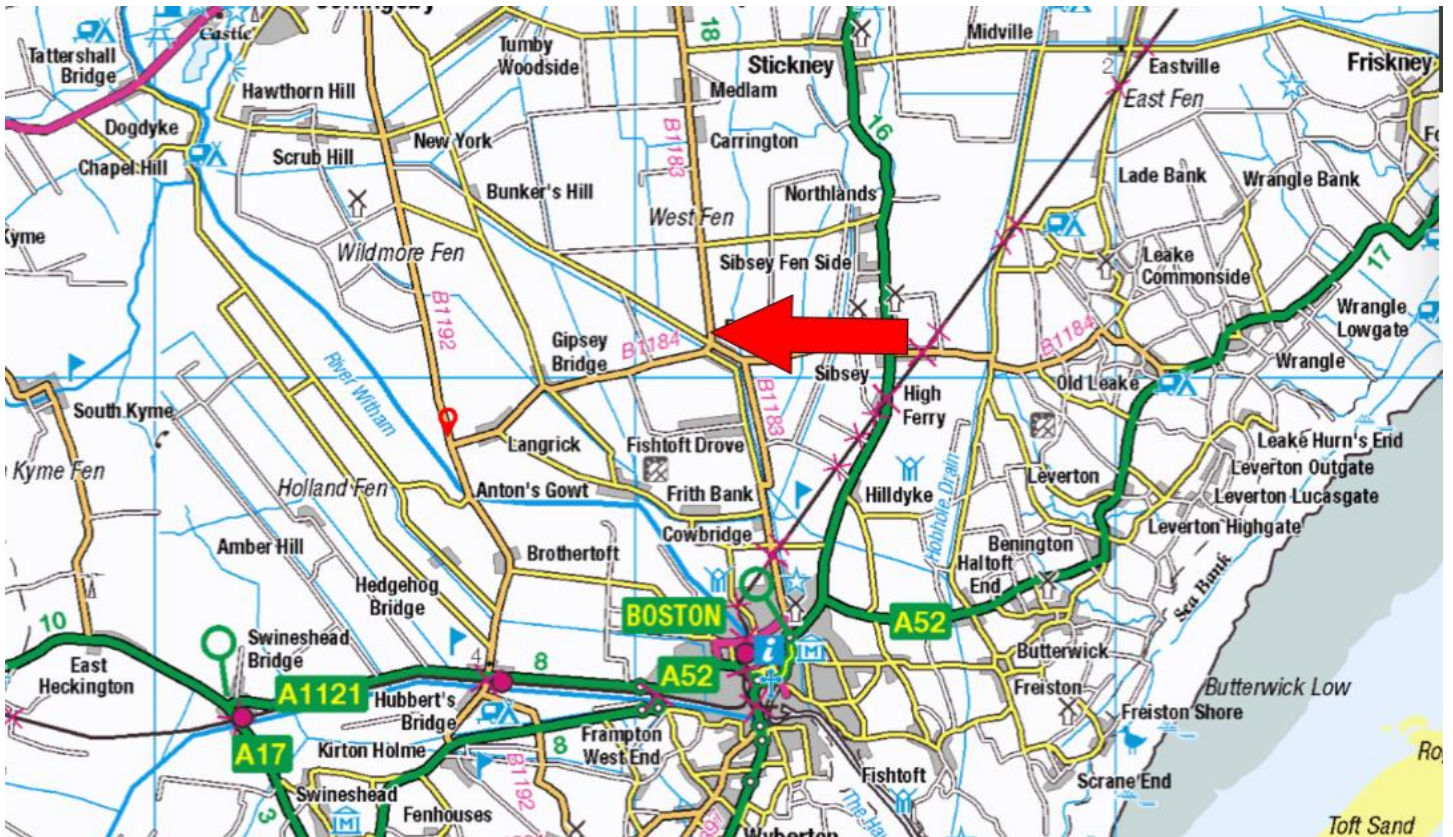
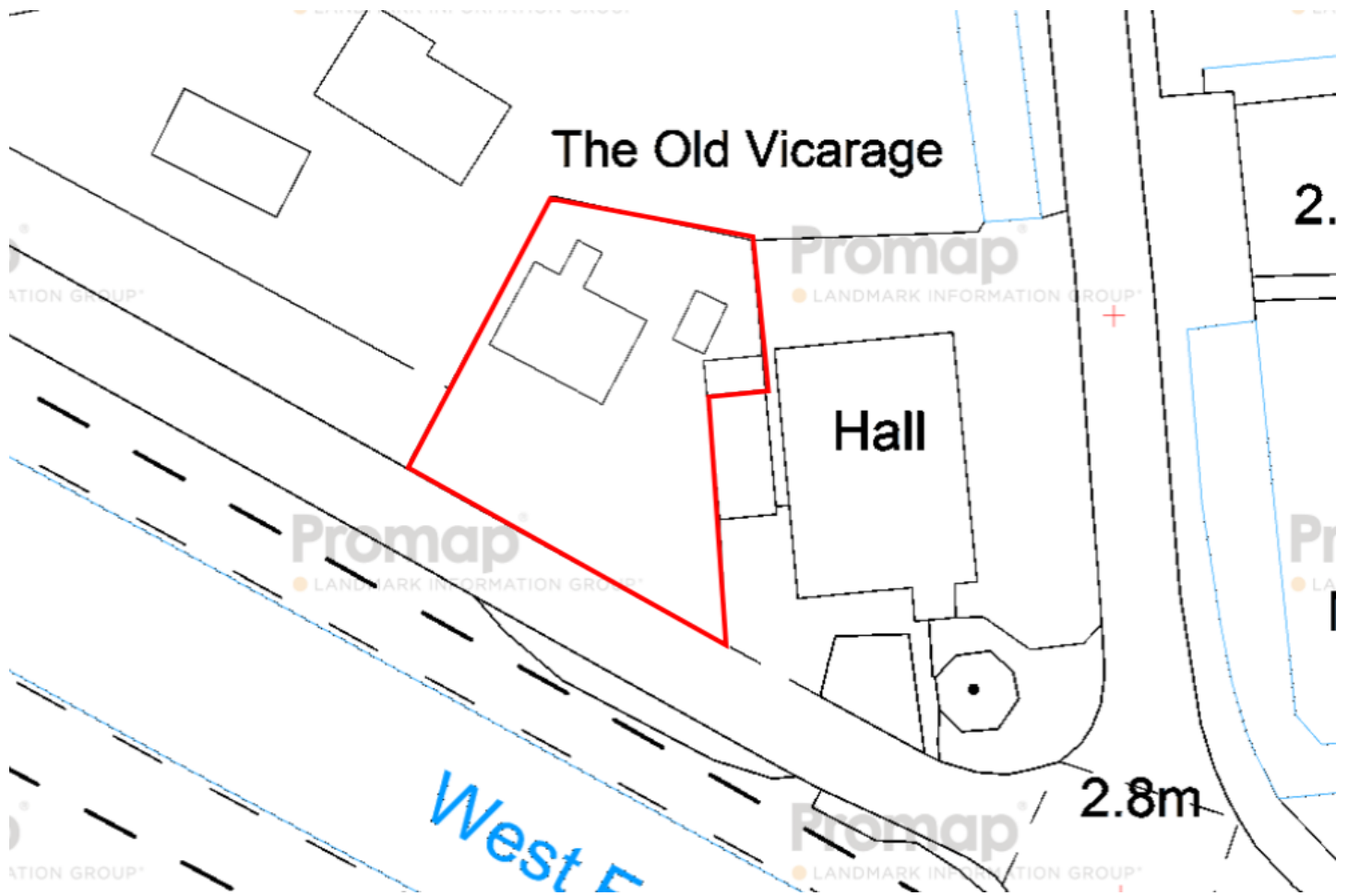




Total area: approx. 138.3 sq. metres (1488.9 sq. feet)

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Plan produced using PlanUp.





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