

Immaculate Four Bedroomed Detached House with Private Gardens For Sale with Vacant Possession

18 Stanhope Way | Boston | Lincolnshire | PE21 7UB



Detached House with 2 Reception Rooms, Conservatory, Kitchen with Separate Utility Room, 4 Bedrooms with Master En-suite, First Floor Study
Desirable Location on the West Side of Town
Gas Fired Central Heating, UPVC Double Glazed Windows, Garage, Front Garden, Driveway and Parking Space

For Sale Freehold with Vacant Possession
£339,950 Subject to Contract

poyntons consultancy

PROPERTY MARKETING SPECIALISTS

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RICS

Location...

The bustling market town of Boston is located on the South Lincolnshire Fens approximately 115 miles to the north of London, 35 miles to the east of Grantham and 35 miles to the north-west of Peterborough.

The town has rail connections to the East Coast Mainline through Grantham, a strong retail and sports offering, a number of well-regarded schools and a rapidly expanding population in excess of 80,000 residents.

The property is located in a desirable residential estate built by Broadgate Homes on the west side of the town at the top of Sleaford Road.

Surrounding properties are residential houses of a similar standard.

Accommodation...

A spacious Entrance Hall having staircase and understairs cupboard.

Front Lounge.....4.7m x 3.7m
(excluding bay) having gas fired coal effect gas fire in granite effect fireplace.

Dining Room.....3.8m x 2.8m

Kitchen.....3.9m x 3.1m
Having an extensive range of modern fitted kitchen units comprising 11 door high level cupboards over worktops with upstand, complementing tiled splashbacks, inset stainless steel sink with 1½ bowl over 7 door base units with 4 drawers, integrated dishwasher, double NEFF oven with gas hob over stainless steel splashback and extractor and tiled floor.

Utility Room.....1.9m x 1.6m
Having matching fitted units with round edged work surfaces with stainless steel sink and storage space, plumbing for washing machine and space for fridge freezer.

WC
Having low level WC and corner sink.

Conservatory.....3.9m x 3m
Having bi-fold doors to private rear garden and patio.

First Floor Landing

Having full height airing cupboard having high pressure hot water cylinder, loft access.

Master Bedroom.....3.8m x 3.6m

En-suite

Being half tiled with dual headed shower, low level WC, inset sink over 2 door cupboard and heated towel rail.

Bedroom No. 2.....2.8m x 2.7m

Family Bathroom

Having a modern bathroom with corner walk-in shower unit with dual shower, bath, sink with 2 door cupboard under, low level WC and heated towel rail.

Bedroom No. 3.....3.7m x 2.7m

Bedroom No. 4.....4m x 2.7m

Study.....3m x 2m

Garage.....5m x 2.5m
Containing boiler and consumer unit.



Outside...

To the front of the property is a lawned area, driveway and additional parking space.

A pathway leads to the rear where there is a private rear enclosed lawn with patio area, barbeque area and space for outdoor seating.

Tenure...

The property is available for sale freehold with vacant possession.

Outgoings...

The property is rated at Council Tax Band E.

EPC...

The property has an Energy Performance Asset Rating B83. Full details are available on request.

Viewing...

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

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Ground Floor

Approx. 84.2 sq. metres (906.7 sq. feet)



First Floor

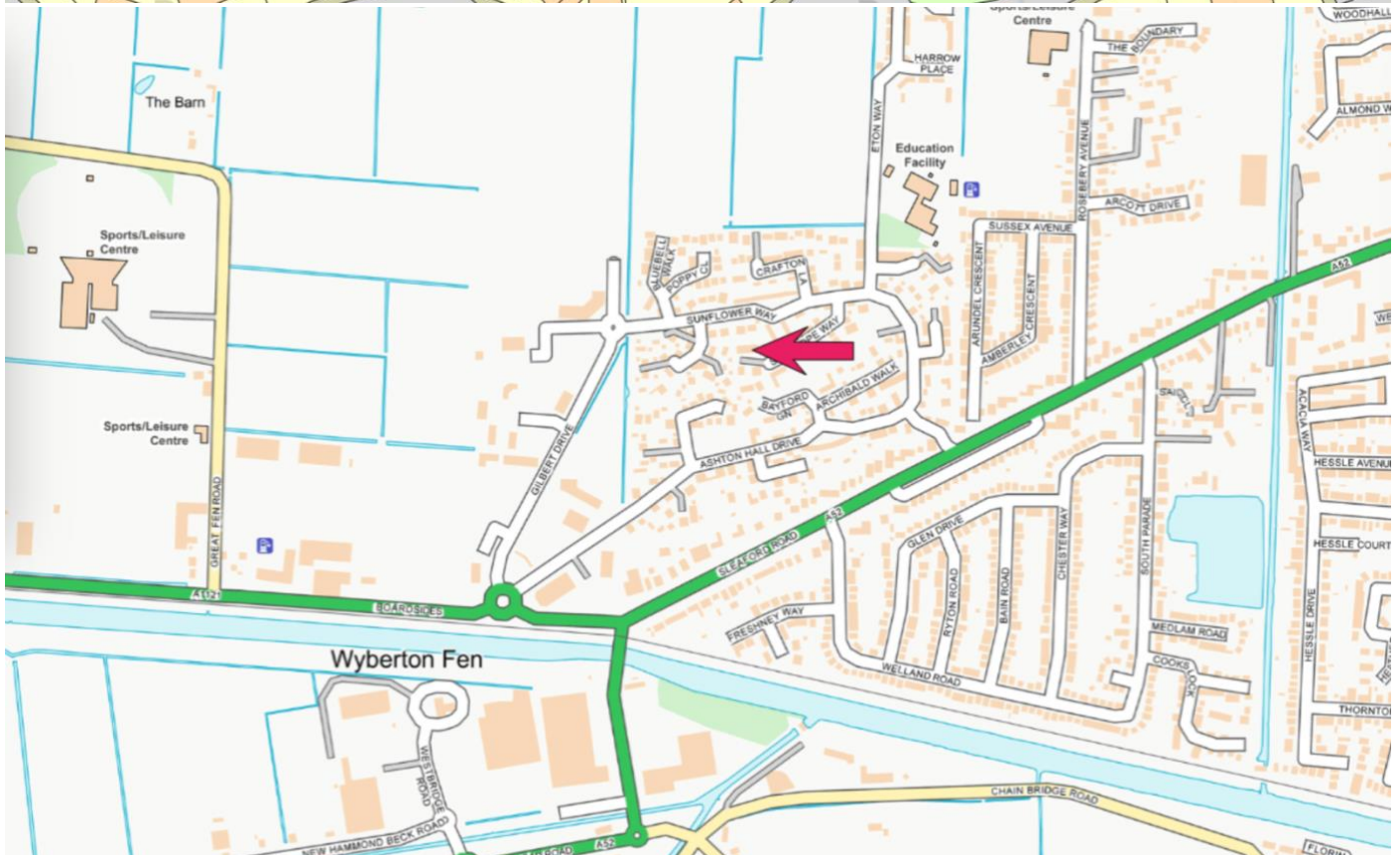
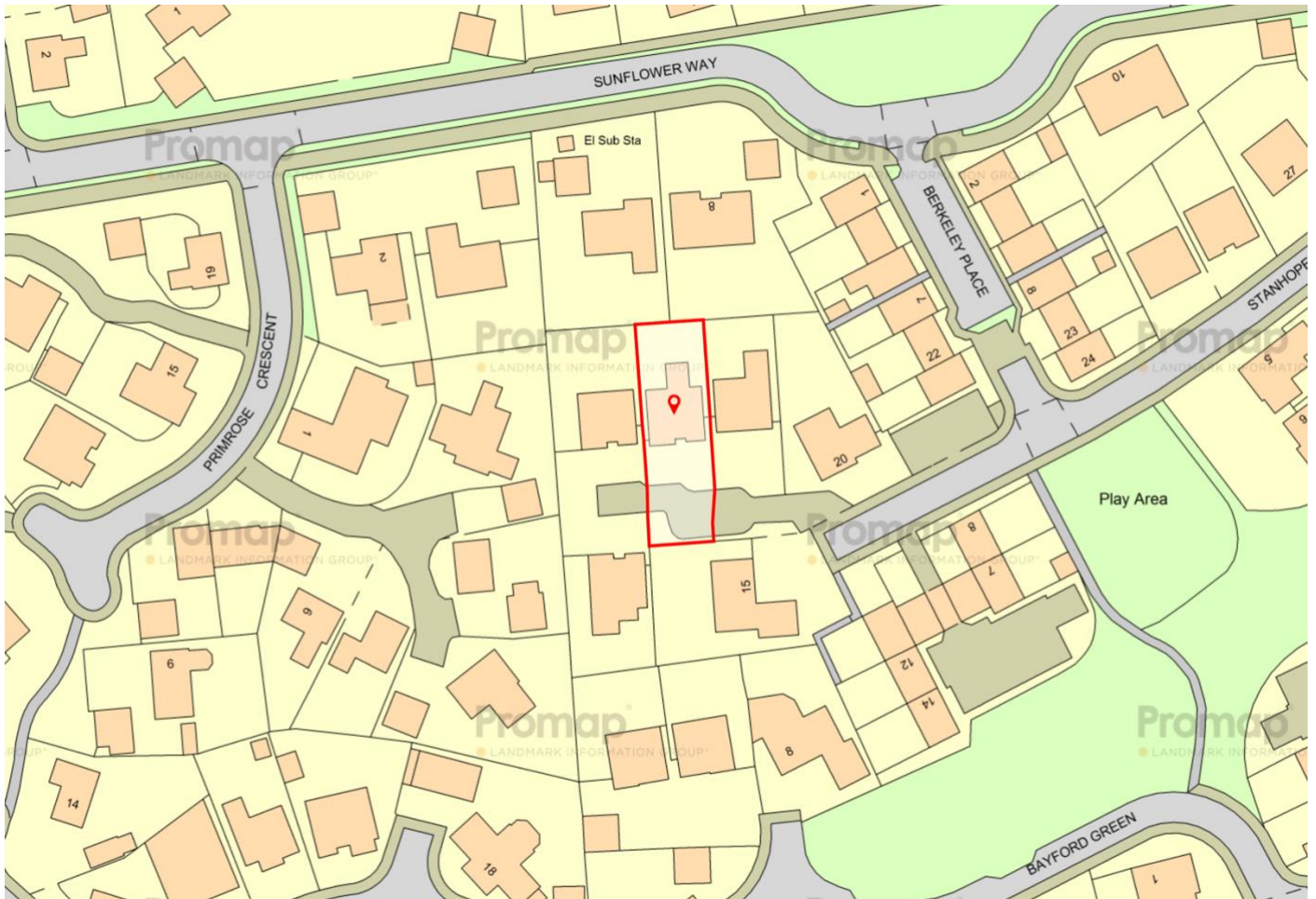
Approx. 68.4 sq. metres (736.7 sq. feet)



Total area: approx. 152.7 sq. metres (1643.3 sq. feet)

All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract. Plan produced using PlanUp.





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Money Laundering Regulations: Prospective purchasers will be asked to produce identification at a later stage.

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