

Immaculate Five Bedroomed Spacious House in Sought After Location For Sale Freehold with Vacant Possession

93 Pilley Lane | Boston | Lincolnshire | PE21 9RA



Superbly Modernised Dwelling with 4 Reception Rooms, 5 Bedrooms
Potential for Annexe Accommodation with 2 Staircases
30ft Luxury Modern Kitchen/Living Area with Open Views
Superbly Decorated
Viewing Recommended

For Sale Freehold with Vacant Possession
£525,000 Subject to Contract, NO Onward Chain

poyntons consultancy
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Location...

The historic market town of Boston has a population in excess of 80,000 residents, a large hospital, strong retail and sporting offerings and a range of well-regarded schools.

The town is located approximately 115 miles to the north of London, 35 miles to the south-east of Lincoln, 30 miles to the west of King's Lynn, 35 miles to the north-east of Peterborough.

The town is connected to the Mainline London-Edinburgh through the station of Grantham and road connections include the A16, A52 and A17 trunk roads.

The property is located in a desirable area to the north of the town centre.

Accommodation...

A spacious entrance hall gives access through a double paned glass glazed doorway with concealed lighting above. Laminate flooring extends throughout the hallway, kitchen dining areas, lounge and utility area.

Study.....3.1m x 2.2m
WC

Being half tiled, low level WC, pedestal hand basin, heated towel rail.

Lounge.....6.4m x 3.8m
Having inset spotlights and double doors to Dining Room.

Dining Room.....3.7m x 3m
Having wall lights and inset spotlights with opening into the Open Plan Living Room.

Inner Hall

Having floor to ceiling cupboards with storage space and hanging areas for coats leading to Kitchen, Utility and Open Plan Living Space.

Utility Room.....3.3m x 2.3m

Having 1½ bowl sink with drainer over modern worksurfaces with matching splashbacks, 3 door cupboards, space for domestic appliances, 4 door high level cupboards.

Walk-In Boiler Room

With vented cylinder and wall mounted Worcester boiler.

Open-Plan Kitchen.....5m x 4m

With windows overlooking the rear garden and ceiling lantern. Having a range of modern fully fitted kitchen units comprising island unit, inset 1½ bowl sink with drainer, waste disposal unit and mixer taps, 6 door cupboards under, sliding towel rail, breakfast bar, complementary square edged worksurfaces opposite with matching splashbacks, electric hob with extractor, 2 integrated ovens, 4 door full height cupboards over storage cupboards and sliding pan drawers.

Sun Room lounge area.....5.4m x 3.5m

Having sliding patio doors overlooking the rear patio and private lawns, two further windows and ceiling lantern.

First Floor

Access to the first floor is by a bespoke staircase in the hall leading to a spacious landing and a second staircase from the integral garage.

Master En-Suite.....4.1m x 3.9m

Having open rear views.

En-Suite Bathroom.....4.1m x 2m

Having inset window sink with 2 door cupboard under, bath, low level WC and walk in glass shower.

Bedroom 2.....6m x 3.3m

Linking to Bedroom 1 but having a separate staircase down to the garage area.

Bedroom 3.....3.2m x 3.4m

Bedroom 4.....4.9m x 3.2m ave

Bedroom 5.....3.8m x 3.3m

Family Bathroom

Having a modern suite with enclosed bath, walk-in shower cubicle, bidet, low level WC, double vanity sinks with 7 door cupboards under and chrome towel rail being half tiled.

Integral Garage.....9.1m x 7.2m

(dimension includes stairway) 2 electric roller shutter doors.

Outside...

To the front of the property is a return gravel driveway.

The front garden being set to lawn and enclosed with trees and hedges.

A pathway and gravel vehicular access leads to the rear garden which is mainly set to lawn with brick paved patio area and a low fence providing open rear views of the fields at the back.

Tenure...

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

Outgoings...

The property is rated at Council Tax Band E.

EPC...

The property has an Energy Performance Asset Rating D 58. 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. 172.7 sq. metres (1858.6 sq. feet)



First Floor

Approx. 117.6 sq. metres (1266.2 sq. feet)



Total area: approx. 290.3 sq. metres (3124.8 sq. feet)

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Plan produced using PlanUp.

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