

Spacious Detached Four Bedroomed House with Private Gardens in Desirable Residential Location

103 Pilley Lane | Boston | Lincolnshire | PE21 9RA



Detached House in Popular Residential Location, Ready for Modernisation
2 Reception Rooms, Open Plan Kitchen Diner, WC, 4 Bedrooms, 2 Bathrooms
Garage and Driveway with Open Views to the Rear

For Sale Freehold with Vacant Possession, No Onward Chain
£235,000 Subject to Contract

poyntons consultancy

PROPERTY MARKETING SPECIALISTS

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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 to the south side of the road between residential housing with an open rear aspect.

Description...

Entrance Lobby

Hall

Having stairway, central heating radiator.

Lounge.....4.6m x 3.7m, 17.3sqm

Dining Room.....3.5m x 3m, 10.7sqm

Having serving hatch to kitchen and patio doors to rear garden.

Kitchen/Diner.....5.1m max. x 3.6m ave.

Having a range of kitchen units extending into breakfast area. Units comprising 5 door base units with units over, stainless steel sink with drainer, space for domestic appliances, space for a cooker and walk-in understairs cupboard.

Rear Lobby with door to garden.

Rear WC with sink.

Stairs lead to a split half landing with cupboard.

Bedroom No. 1.....3.3m x 4.2m, 14.2sqm

Bedroom No. 2.....3.3m x 3.3m, 12.6sqm

Having fitted wardrobes and boiler cupboard.

Bedroom No. 3.....2.4m x 2.2m, 5.5sqm

Family Bathroom

Having walk-in height wardrobe, bath, sink, WC.

Bedroom No. 4.....3.4m x 2.3m, 7.8sqm

Family Bathroom

Having shower unit, WC, sink and bidet.

Garage.....4.5m x 2.4m, 10.8sqm



Outside...

To the front of the property is a gravel parking area with space for 3 cars and a lawn.

A pathway leads to the rear garden which is set mainly to lawn with hedges, concrete patio and open rear aspect.

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 C70. Full details are available on request.

Viewing...

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

Approx. 66.6 sq. metres (716.5 sq. feet)



First Floor

Approx. 63.0 sq. metres (678.5 sq. feet)



Total area: approx. 129.6 sq. metres (1395.0 sq. feet)

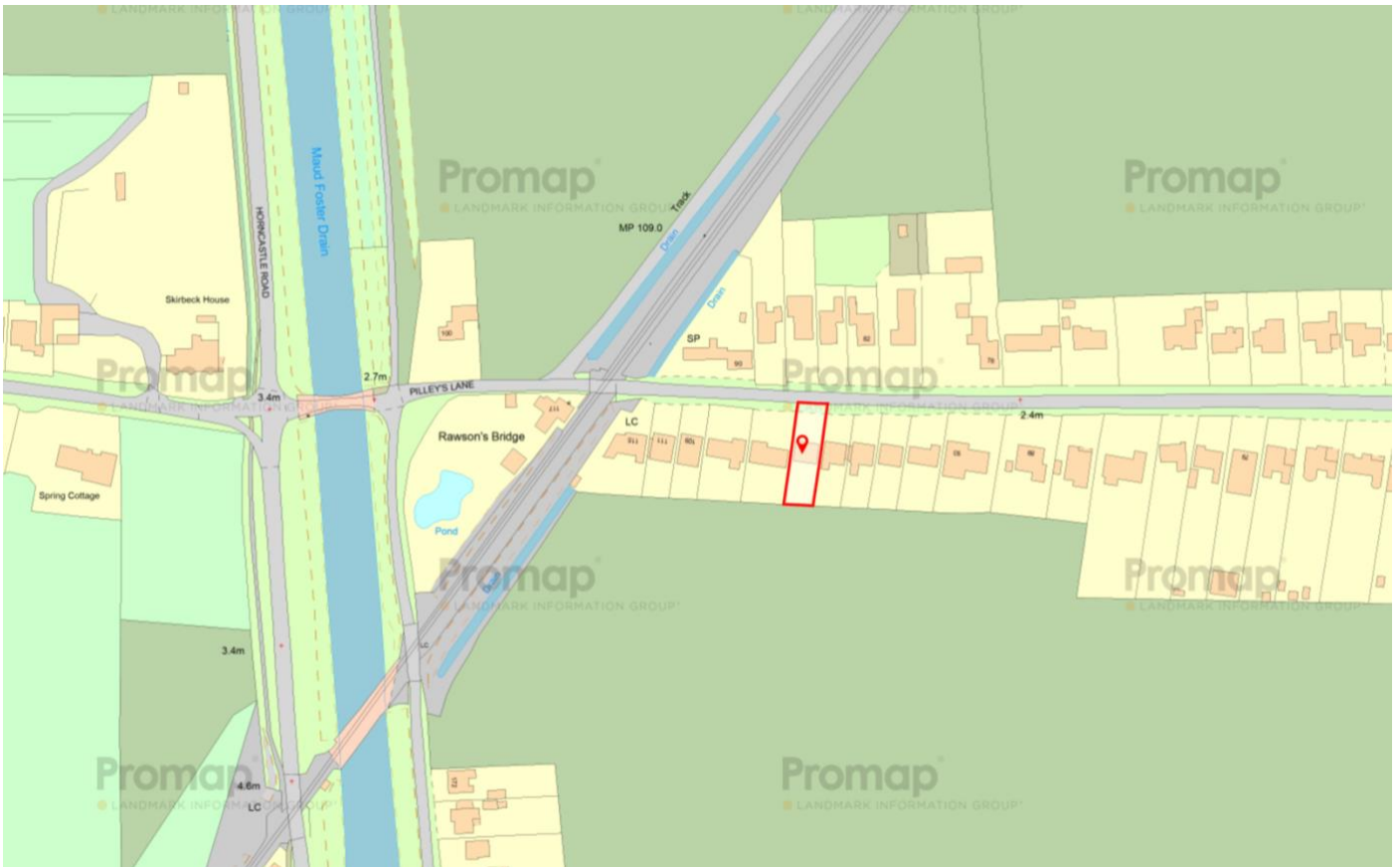


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