Immaculate Five 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, 5 Bedrooms with Master En-suite Desirable Location on the West Side of Town Gas Fired Central Heating, UPVC Double Glazed Windows, Garage, Front Garden, Driveway

For Sale Freehold with Vacant Possession £350,000 Subject to Contract

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.

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 $1\frac{1}{2}$ 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.

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.

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

 Bedroom No. 5
 3m x 2m

Garage.....5m x 2.5m

Containing boiler and consumer unit.



Outside...

To the front of the property is a lawned area with parking. 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.

Poyntons Consultancy. sales@poyntons.com | poyntons.com























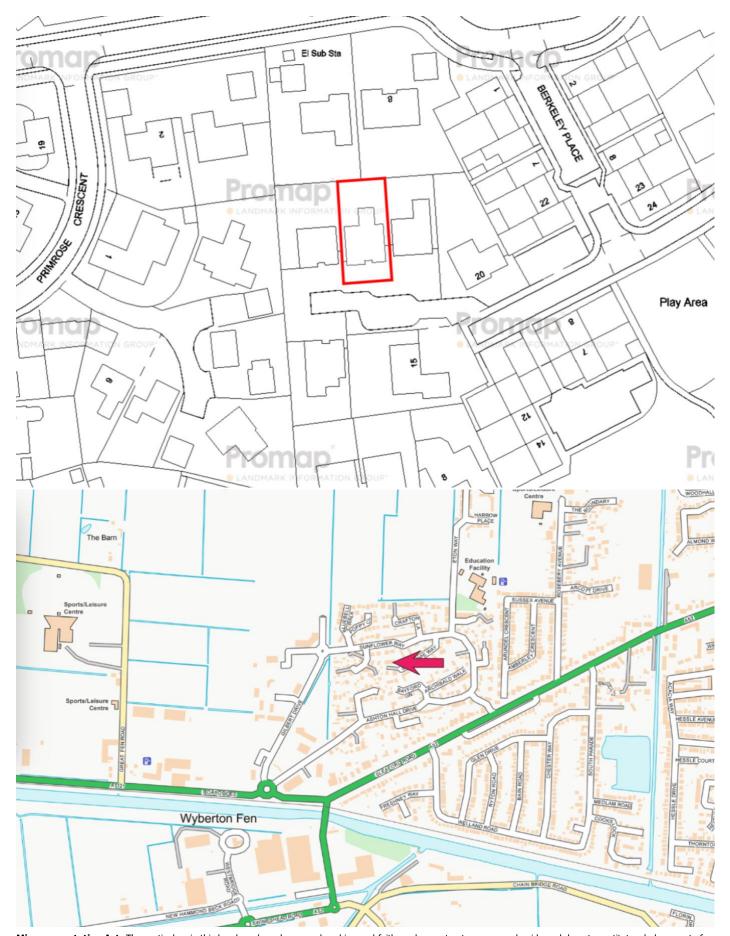




Total area: approx. 152.7 sq. metres (1643.3 sq. feet)

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