

A Beautiful Grade II Listed Georgian Style Townhouse A Magnificent Family Layout Over Three Floors Conveniently Positioned Close to Local Amenities

88 Skirbeck Road | Boston | Lincolnshire | PE21 6DG



Extending to Provide a Fitted Kitchen with Garden Room, 2 Reception Rooms, 4 Bedrooms with Mature Gardens to the Rear & Off-Road Parking for Two Cars
This Superb Example of an Eighteenth-Century Townhouse with Four Bedrooms has been Lovingly Restored to its Former Glory and is a True Hidden Gem

For Sale Freehold with Vacant Possession
£260,000 Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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Location...

The bustling market town of Boston has a population in excess of 68,000 residents and is located approximately 115 miles to the north of London, 35 miles to the south-east of the county town of Lincoln and 50 miles to the west of Nottingham.

The property has road links to the motorway network via the A52, A16, A17 trunk roads, a twice weekly market, a large hospital, and a rich history associated with agricultural food production in the area.

The property is located in a popular residential area known as Skirbeck Road, close to the Town Centre and a number of conveniently located local amenities.

Accommodation...

Entrance Hall, having hardwood floorboards, radiator, stairs to the upper floors and doors to:

Front Lounge.....4.1m x 3.9m
Having sash window to front elevation ornate fireplace reclaimed from a Suffolk stately home.

Dining Room.....3.5m x 3.5m
Having decorative cornice and ceiling rose, fireplace with carved relief, oak surround and mantelpiece, window to rear elevation.

Kitchen.....4.7m x 2.5m
Having a range of low- and high-level kitchen units with space for an upright fridge, work surfaces with complementing splashbacks and integrated sink with drainer and mixer tap, range cooker with hobs and extractor over. Archway through to:

Garden Room/Breakfast Room.....3.6m x 3.1m
Having TV point, patio doors to rear elevation, hard wood flooring, views across the garden, opening through to:

Utility Room.....2.5m x 1.4m
Having UPVC double glazed door and window to a secluded courtyard garden, plumbing for a washing machine and space for a tumble dryer, wall mounted central heating boiler.

Bathroom.....3.5m x 1.4m
Having tiled floor, obscured window to rear elevation, double shower cubicle with mixer shower, high level traditional style WC, hand basin, extractor fan, heated towel rail.

First Floor Landing

With stairs to the second floor and doors arranged to:

Master Bedroom.....5.4m x 3.7m
Having two sash windows to the front elevation, radiator and television point.

Bedroom 2.....3.6m x 3.5m
Having a window to the rear elevation, radiator and television point.

Family Bathroom.....3.6m x 2.7m
Having window to side elevation, high grip wet room slate tiled flooring, free-standing bath with mixer tap and shower attachment, low level WC, two wash hand basins with glass shelves over and solid crystal fixings, heated towel rail, vanity shelf.

Second Floor Landing

Bedroom 3.....3.7m x 5.4m
Having two windows to front elevation, two radiators and a television point.

Bedroom 4.....3.6m x 3.5m
Having windows to rear and side elevations, radiator and a television point.

Outside...

The impressive façade on Skirbeck Road is the right half of a pair of semis. The driveway comprises natural stone and gravelled areas with a side gate giving access to the rear of the property.

The rear of the house is the main lawn being enclosed with fencing and mature herbaceous borders, wooden workshop/garage, barbeque area with and additional vehicular access, currently not in use by the present owners but can be reinstated, to Tooley Street to the rear.

Outgoings...

The property is rated at Council Tax Band B.

Viewing...

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

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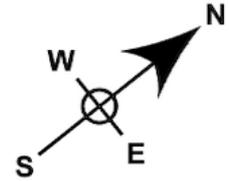
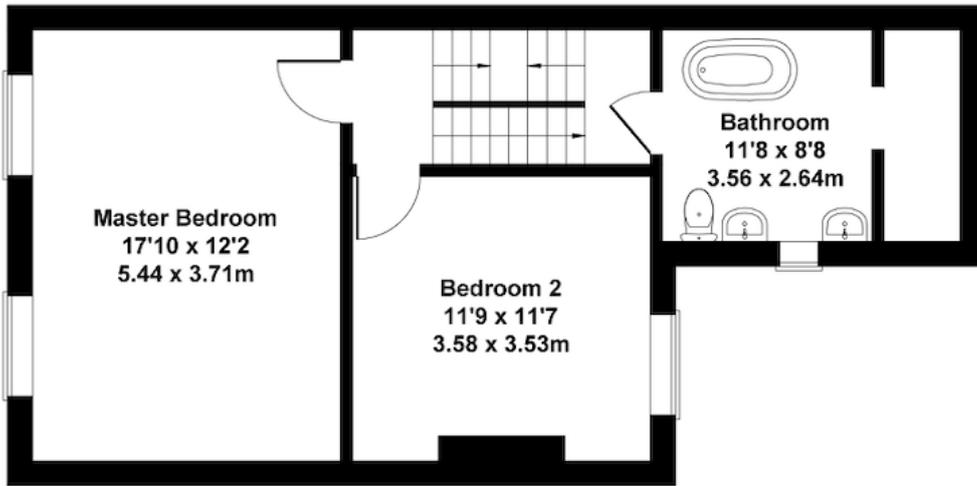


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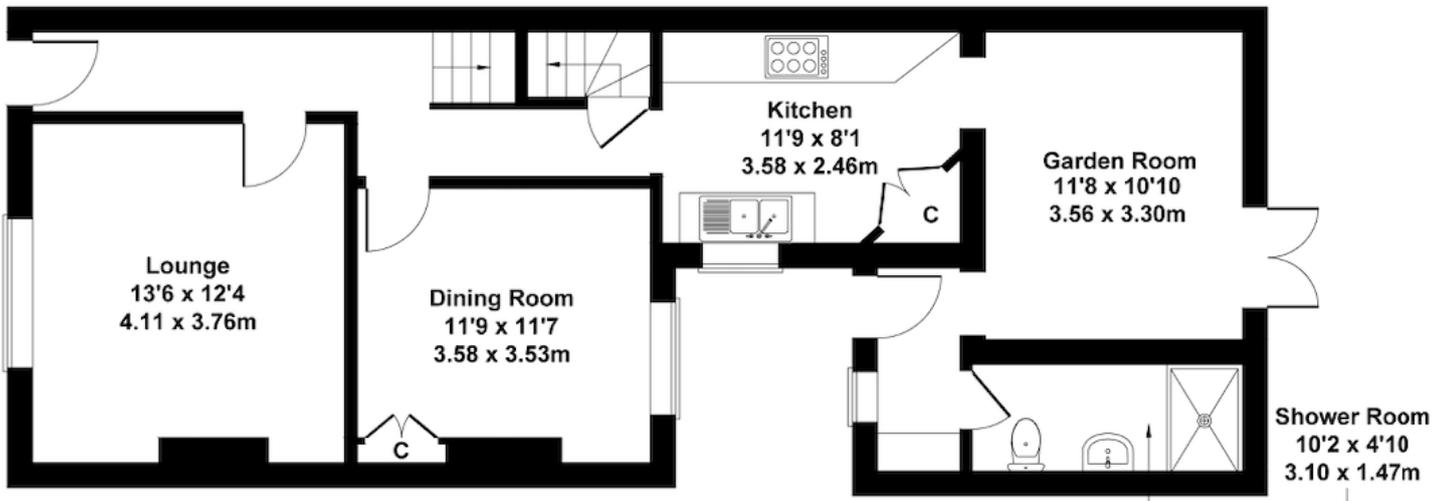
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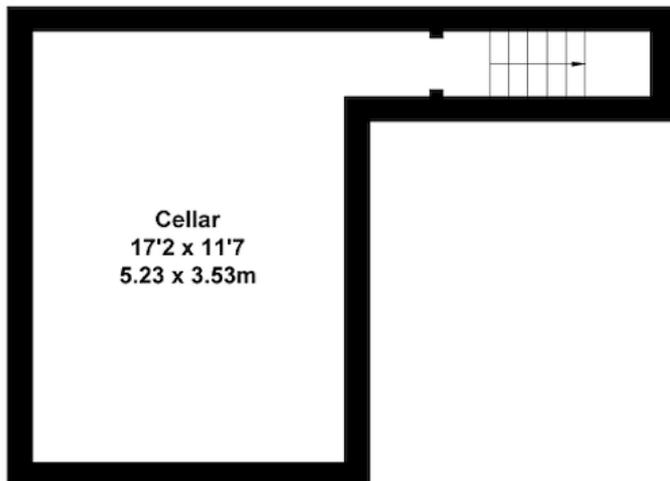




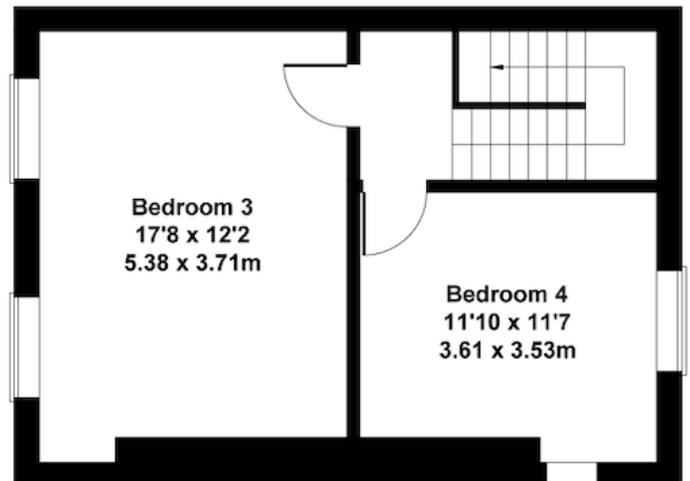
FIRST FLOOR



GROUND FLOOR



LOWER GROUND FLOOR



SECOND FLOOR

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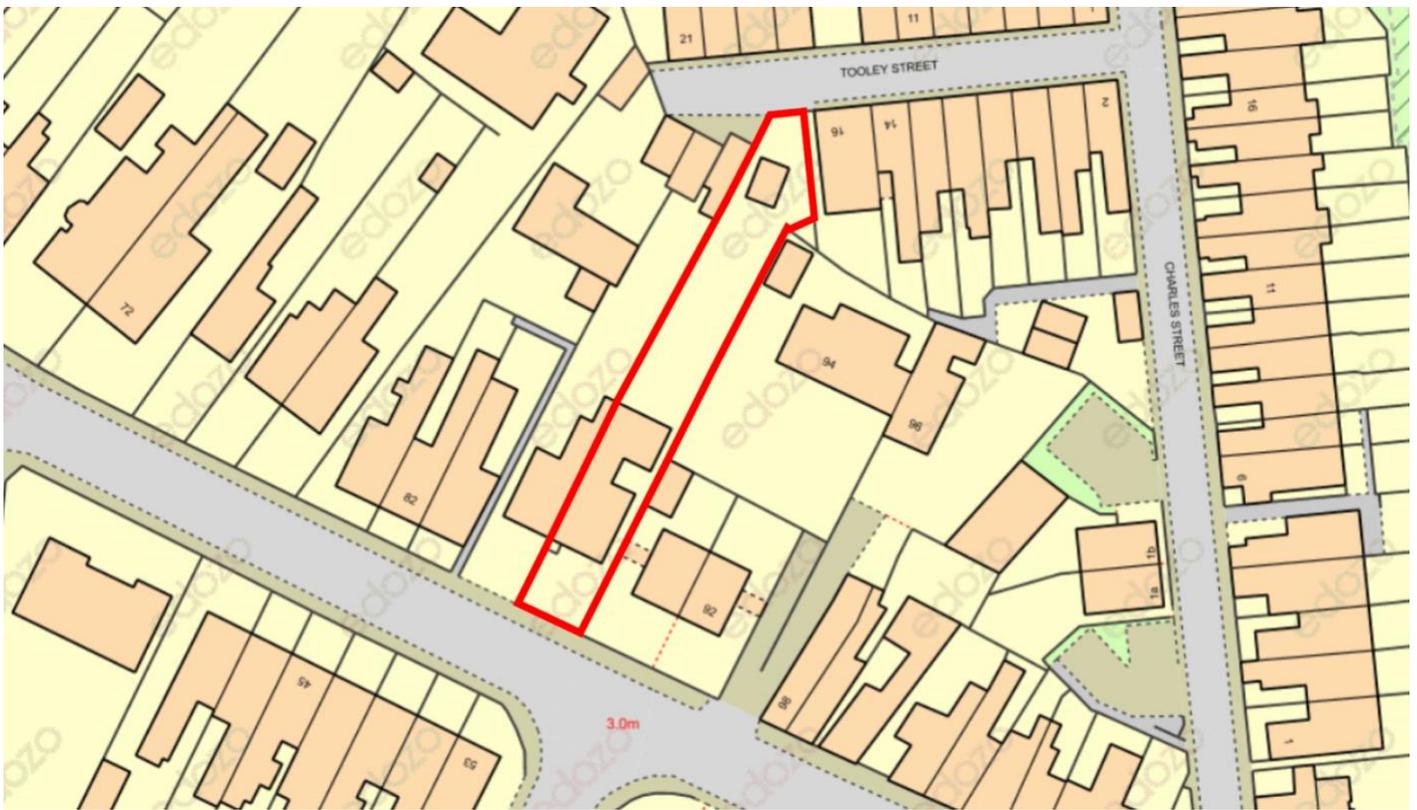
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