

BRUCE MATHER LTD



4 Somersby Way, Boston, PE21 9PQ

BRUCE MATHER are pleased to offer a rare opportunity to purchase an INDIVIDUALLY DESIGNED DETACHED CHALET RESIDENCE in a favoured prime residential location and within convenient distance of the town centre, for all amenities, and Pilgrim Hospital. The property benefits from having a DOUBLE GARAGE and LARGE BLOCK PAVED DRIVEWAY. Viewing is highly recommended to appreciate the accommodation on offer. Call today to view.

£325,000



LOCATION

The property is situated on one of Boston's most favoured Residential locations within walking distance of Pilgrim Hospital and the Girl's High School. Boston is a historic market town offering a good range of amenities including Shopping, Banking, Education and Recreation facilities, Sports facilities including general Sports Centre, Tennis Centre together with several Golf Courses. Woodhall, the home of English Golf, is 22 miles away. The cities of Lincoln and Peterborough are each approximately 35 miles distant with the latter providing both access onto the A1 as well as a main rail link with London Kings Cross.

ACCOMMODATION

Having UPVC door into the:-

VESTIBULE

Having window to the front elevation; radiator and wooden door into the:-

RECEPTION HALLWAY

Having doors off and stairway giving access to the first floor accommodation; feature archways.

LOUNGE

13'10" x 22'0" (4.22m x 6.71m)
Having windows to the front, side and rear elevations; feature fireplace with electric fire; radiator; sliding door into the:-

DINING ROOM

9'07" x 13'04" > 16'10" (2.92m x 4.06m > 5.13m)
Having bay window to the rear elevation and door to the side; radiator; door into the:-

KITCHEN

12'04" x 13'5" (3.76m x 4.09m)
Having window to the rear elevation; a fitted range of wall and base units with stainless steel sink and drainer; gas hob and electric oven; space for a dishwasher; part tiled walls and extractor fan. Door into the:-

PANTRY

Having window to the side elevation; a range of wall and base units with shelving and drawers; fully tiled walls.

BOILER ROOM

Being fully tiled and housing the boiler; window to the side elevation.

REAR LOBBY

Having UPVC door; further door to the rear elevation; part tiled walls;

radiator; sliding door into the:-

DOUBLE GARAGE

18'0" x 18'11" (5.49m x 5.77m)
Having window to the side elevation; power and light; sliding door into the:-

WC

Being fully tiled and having low level WC and wash basin.

STORE ROOM

Having sliding door from the Double Garage and window to the rear elevation.

GARDEN STORE ROOM

With door to the exterior.

FAMILY BATHROOM

Being accessed from the Hallway and having window to the side elevation; part tiled walls; bath; low level WC; vanity unit with inset wash basin and cupboards under; mirror; shaver point; door to the Airing Cupboard housing the hot water tank.

SHOWER ROOM

Having window to the side elevation; fully tiled shower cubicle with electric shower; low level WC; hand wash basin; extractor.

- Individually Designed
- Detached Chalet Residence

- Three Bedrooms
- Large Block Paved Driveway

- Double Garage
- Sought after location



BEDROOM ONE

11'10" x 17'11" (3.61m x 5.46m)

Having windows to the front and side elevations; built-in wardrobes with sink.

BEDROOM TWO

11'10" x 17'11" >14'9" (3.61m x 5.46m >14'9")

Having windows to the front and side elevations; heated towel rail; pedestal wash basin and storage cupboard.

FIRST FLOOR

LANDING AREA

With storage cupboard; doors off to the:-

BEDROOM THREE

14'09" x 13'4" (4.50m x 4.06m)

Having window to the front elevation; built-in cupboards; radiator; toilet rail; wash hand basin; window into Hallway area.

ATTIC ROOM

10'6" x 10'7" (3.20m x 3.23m)

With built-in storage shelves and door to loft area.

EXTERIOR

GARDEN

Being laid to block paving with metal gate to the side area and

having tarmac pathway leading to the side and rear. Borders with mature shrubs and plants being enclosed by iron railings and small brick walls. The rear access is enclosed by panel fencing.

VIEWINGS

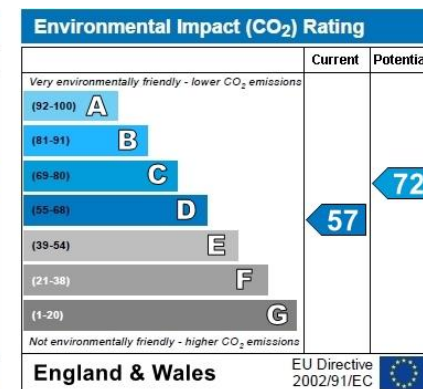
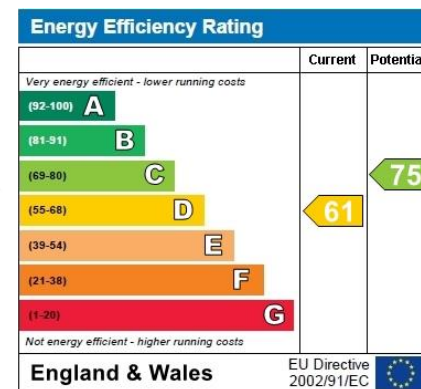
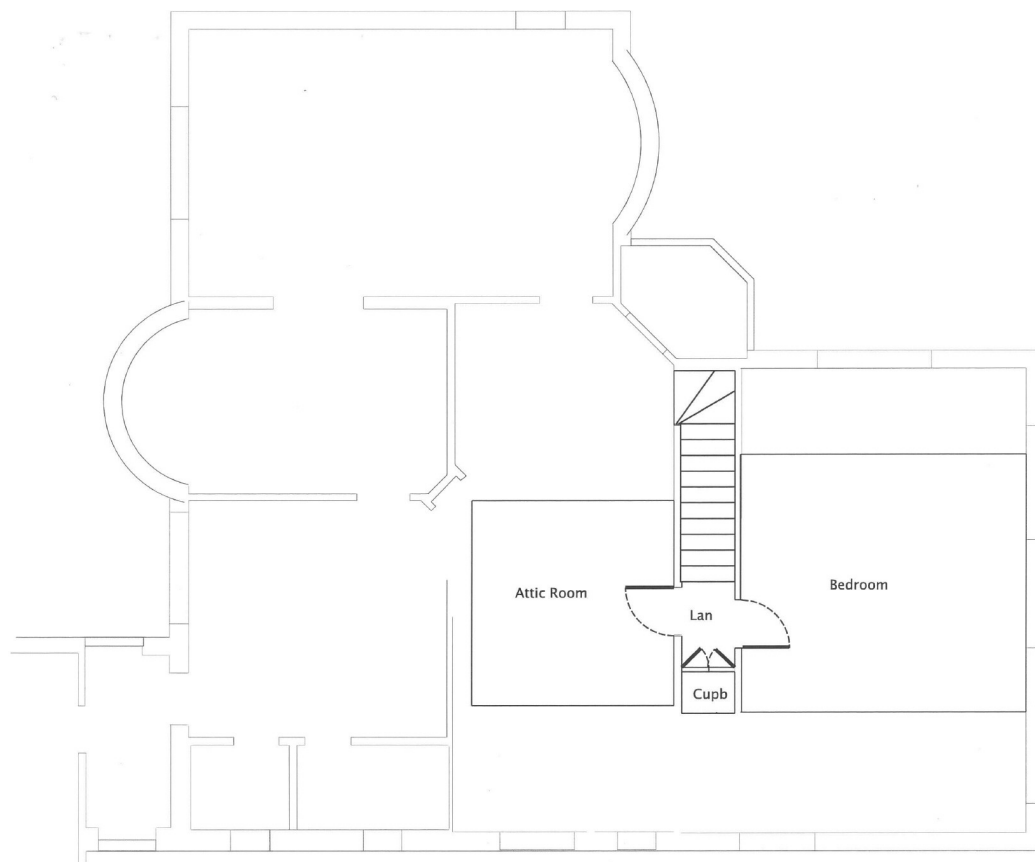
Strictly by appointment with the selling agents Bruce Mather Limited (Tel: 01205 365032).

DIRECTIONS

From our Offices in Pump Square proceed via Main Ridge West into Pen Street, turning right at the traffic lights into Botolph Street and then left at the next lights onto John Adams Way. At the Bargate End roundabout take the third exit and proceed over Bargate Bridge into Spilsby Road. Upon reaching Boston High School turn right into Tollfield Road and then immediately left into Somersby Way where the property can be found on the left hand side as indicated by the Bruce Mather For Sale board.

Note: All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent. All properties are offered subject to contract or formal lease.

Bruce Mather Limited, for themselves and for Sellers and Lessors of this property whose Agent they are, give notice that:- 1) These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of any offer or contract; 2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending Buyers or Tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy; 3) No person in this employment of Bruce Mather Limited has any authority to make or give any representation or warranty whatsoever in relation to this property.



Little Acre
4, Somersby Way
Boston
Lincolnshire
PE21 9PQ

Vestibule	2.00 x 1.76
Reception Hallway	5.78 x 3.48 overall
Lounge	6.70 x 4.24
Dining Room	5.13 x 2.93
Bedroom, cupb under stairs	3.62 x 5.48
Bedroom, wardrobe	3.62 x 5.48
Family Bathroom	2.10 x 3.40 + airing cupb
Shower room & toilet	1.25 x 2.48
Kitchen	3.75 x 4.10
Pantry	1.34 x 2.41
Boiler rm	1.34 x 1.57
Rear Lobby	1.34 x 2.75
Garage	5.50 x 5.78
WC	.86 x 1.87
Store room	1.08 x 2.48
Garden Store	2.13 x 3.38
First Floor	
Bedroom	4.07 x 4.51
Attic room	3.23 x 3.25

