

# BRUCE MATHER LTD



**119 Fishtoft Road, Boston, PE21 0BP**

Bruce Mather are pleased to offer for sale this THREE BEDROOM DETACHED HOUSE situated in a POPULAR RESIDENTIAL LOCATION. Having the benefit of a CONSERVATORY and OFFICE together with SINGLE GARAGE. Call today to view.

£180,000



## LOCATION

The property is in a residential area on the outskirts of the historic market town of Boston. Fishtoft Road is conveniently situated with various local amenities nearby including a Church and Village Hall, Cooperative Store and other local Convenience Stores, one with a Post Office, Fish & Chip Shops, Dominos, a Public House, a Family Run Ice Cream Parlour and also Boston College. Boston offers a wide range of amenities and also a popular twice weekly market and is circa 1.7 Miles from the town centre. Set within the beautiful Havenside Country Park and Nature Reserve, The Pilgrim Fathers Memorial is approx. 3.8 Miles, which provides a variety of walks.

## ACCOMMODATION

The property can be entered through a UPVC entrance door leading into the:-

## INNER PORCH

With further door leading into the:-

## HALLWAY

Having stairs to the first floor accommodation; radiator; understairs storage cupboard; doors arranged off to:-

- NO CHAIN
- Detached House

## WC

Having window to the side elevation; part tiled walls; low level WC and wash hand basin; radiator.

## LOUNGE/DINER

10'6" x 27'3" (3.20m x 8.31m)  
Having bay window to the front; window to the rear elevation; two radiators; door to:-

## KITCHEN

7'10" x 11'3" (2.39m x 3.43m)  
Having windows to the rear and side elevations; a fitted range of base and wall units; cream enamel steel sink with drainer and mixer tap over; integrated microwave; electric oven and hob; Rayburn; spotlights.

## CONSERVATORY

Being of a P-shape and of UPVC and brick construction; French door to rear elevation; radiator; door leading to:-

## OFFICE

6'5" x 4'11" x 23'3" (1.96m x 7.09m)  
Having window to the front elevation; fitted base and wall units; door to rear; radiator; spotlights.

## FIRST FLOOR

## LANDING

Having window to the side elevation; loft hatch with ladder; radiator.

## BEDROOM ONE

10'5" x 12'0" (3.18m x 3.66m)  
Having window to the front elevation; radiator.

## BEDROOM TWO

6'8" x 6'11" (2.03m x 2.11m)  
Having window to the front elevation; radiator.

## BEDROOM THREE

11'11" x 10'6" (3.63m x 3.20m)  
Having window to the rear elevation; built-in wardrobe; built-in cupboards over the bed; radiator.

## BATHROOM

Having window to the rear elevation; low level WC, pedestal wash hand basin, bath with electric shower over; airing cupboard.

## EXTERIOR

## FRONT GARDEN

Having brick slabbed pathways and borders with mature shrubs and bushes.

## REAR GARDEN

Being enclosed by brick wall and hedging with grassed and patio

- Three Bedrooms
- Conservatory

- Office
- Garage



areas; brick BBQ; pond; gravelled area to the side elevation; composite metal side pedestrian gate.

## **SINGLE GARAGE**

With remote control up and over door and having power and light; concrete standing area for one vehicle accessed via Riverway.

## **VIEWINGS**

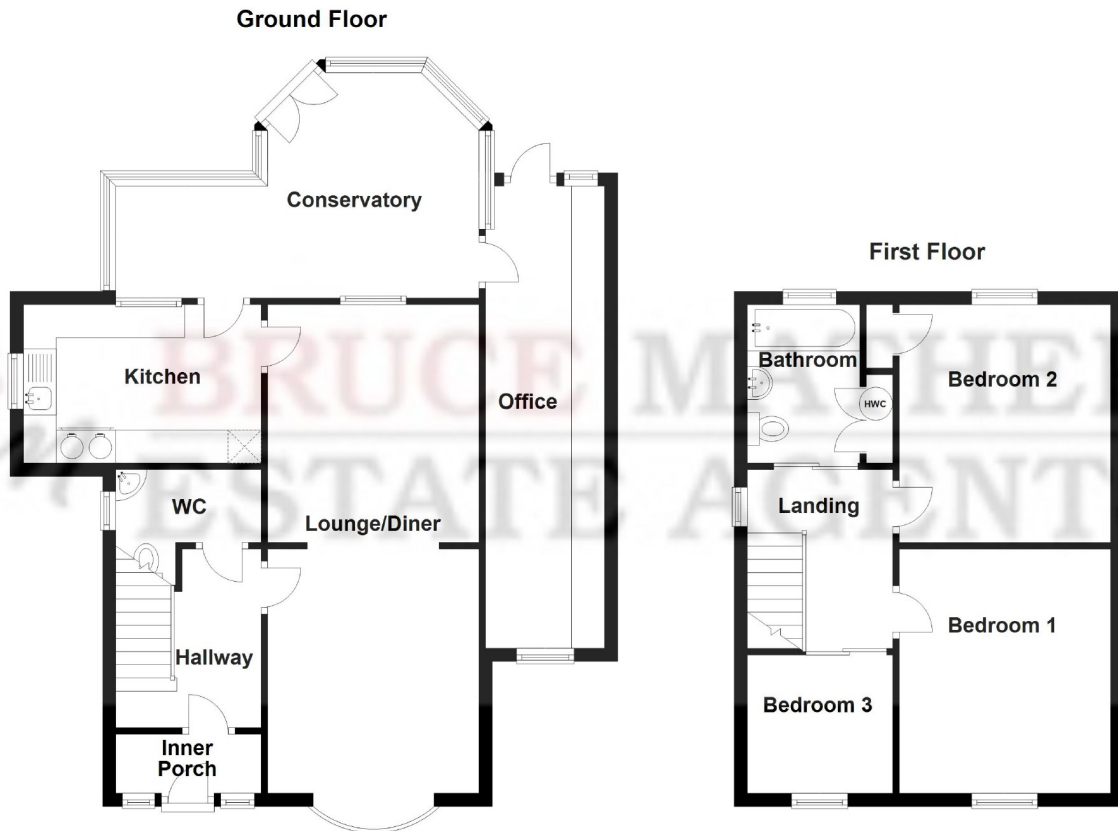
Strictly by appointment with the selling agents Bruce Mather Ltd (Tel: 01205 365032).

## **DIRECTIONS**

From our offices in Pump Square proceed via Main Ridge West into Pen Street. At the traffic lights turn right into Botolph Street and right again into John Adams Way and left into the slip road into Main Ridge East, over the Maud Foster at Vauxhall Bridge and then first right into Church Road. Travel the full length of Church Road, at the T junction with Skirbeck Road turn left into Fishtoft Road where the property can then be found on the right hand side.

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.

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Floorplans are for illustrative purposes only, are not to scale and should be viewed with this in mind. Whilst every attempt is made to ensure accuracy, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation.  
Plan produced using PlanUp.

