



150a Woodville Road, Boston, PE21 8BT

Bruce Mather are pleased to offer for sale this DECEPTIVELY SPACIOUS detached property within CLOSE PROXIMITY TO TOWN CENTRE AND ALL AMENITIES. Viewing is highly recommended to appreciate the accommodation on offer. Call today to view so you can appreciate the accommodation on offer.

- 3 Bedrooms
- 2 Reception Rooms
- Driveway
- Gas Central Heating
- Kitchen/Diner
- Convenient Location

Asking price £209,950

150a Woodville Road, Boston, PE21 8BT

LOCATION

Woodville Road is located in the heart of the town and within a short distance to both the Town Centre and amenities. Boston on the East Coast, is a historic town with a popular twice weekly market, a Grammar School, a good range of sporting opportunities, including sailing both on the River Witham and out on the Wash. It has easy access to the Marshes so famous for the bird life. Lincoln and Peterborough are both approximately 35 miles away and Skegness is approximately 21 miles. A rail service to Grantham links directly to the East Coast mainline giving good access both to London and the North.

ACCOMMODATION

Having uPVC door to:-

INNER PORCH

Having door into:-

HALLWAY

Having stairs off; understairs storage cupboard; radiator and doors to:-

LOUNGE

17'6" x 11'4" (5.33m x 3.45m)

Having uPVC bay window to front elevation and window to side elevation; feature fire place with electric fire; radiator.

DINING ROOM

12'0" x 11'5" (3.66m x 3.48m)

Having uPVC patio doors to rear elevation; window to side elevation and radiator.

KITCHEN/DINER

18'5" x 9'4" (5.61m x 2.84m)

Having range of wall and base units; uPVC window to side elevation; electric hob and split level oven; stainless steel sink and drainer; radiator; space for fridge and dishwasher; boiler and door to:-

PANTRY

Having shelving and uPVC window to side elevation.

REAR LOBBY

Having uPVC door to Conservatory.

UTILITY

7'8" x 6'7" (2.34m x 2.01m)

Having uPVC window to rear elevation; worktop with Belfast sink having space under for washing machine and radiator.

DOWNSTAIRS WC

Having uPVC window to rear elevation; low level W C and radiator.

CONSERVATORY

12'3" x 4'4" (3.73m x 1.32m)

Being of uPVC construction with door to side elevation and radiator.

LANDING

Having window to side elevation; loft which we are advised by the vendor is fully boarded (except above bay window) and with electric lighting and doors to:-

BEDROOM 1

17'6" x 11'5" (5.33m x 3.48m)

Having uPVC bay window to front elevation; radiator and built-in wardrobes.

BEDROOM 2

12'0" x 11'5" (3.66m x 3.48m)

Having uPVC window to rear elevation and radiator.

BEDROOM 3

9'0" x 9'0" (2.74m x 2.74m)

Having uPVC window to front elevation and radiator.

BATHROOM

Having window to rear elevation; bath having electric shower over; low level W C; pedestal wash hand basin; part tiled walls; heated towel rail; airing cupboard housing hot water tank; extractor and shaver point.

EXTERIOR

FRONT GARDEN

Being laid to gravel allowing parking for several vehicles.

REAR GARDEN

The rear garden is enclosed by timber fencing and having crazy paved patio area with brick shed which is sectioned into 2 parts with wooden doors. There is a grassed area with greenhouse with various trees and shrubs.

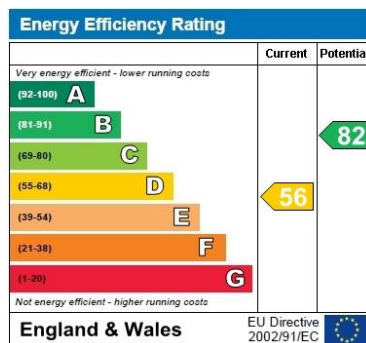
VIEWINGS

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 and Pen Street, carrying straight on at the traffic lights into Wide Bargate/Cattle Market, straight on at the crossroads into Tawney Street and left at the crossroads into Norfolk Street. Proceed out of town via Sluice Bridge and Fydell Street/Argyle Street. At the mini roundabout junction with Brothertoft Road, take the first left into Brothertoft Road and at the junction with Sleaford Road, straight over into Woodville Road.





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.