



Horseshoe Lane

Boston, PE20 1LJ

£189,950

THREE BEDROOM detached family home located close to KIRTON village centre with easy access to the A16. The property has gas central heating and uPVC double glazed windows, gardens to the front and rear and also has a driveway with garage.



Horseshoe Lane, Boston, Lincolnshire, PE20

Accommodation

Entrance Hall

With stairs to the first floor and radiator.

Cloakroom

With W.c and wash hand basin, radiator and extractor fan.

Kitchen 10'8" x 8'4" (3.26 x 2.55)

Fitted with a quality range of matching wall and base units, return work surfaces with inset sink and swan neck mixer tap, built-in oven and hob with extractor hood over, recess and plumbing for washing machine, space for tall standing fridge freezer and uPVC double glazed window.

Living Room 13'3" x 11'5" (4.06 x 3.5)

With uPVC double glazed window, t.v point and radiator.

Dining Area 10'8" x 8'8" (3.26 x 2.66)

With radiator and PVC French doors to the garden.

First Floor Landing

Bedroom One 16'3" x 9'10" (4.97 x 3)

With uPVC double glazed window, radiator and access to the roof space.

Bedroom Two 11'7" x 8'8" (3.55 x 2.66)

With uPVC double glazed window and radiator.

Bathroom

Comprising: bath and separate shower, w.c and wash hand basin, wall tiling and radiator, airing cupboard and obscure uPVC double glazed window.

Bedroom Three 9'8" x 7'2" (2.96 x 2.20)

With uPVC double glazed window and radiator.

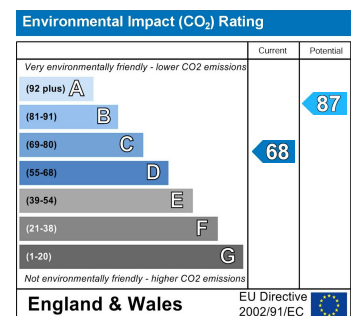
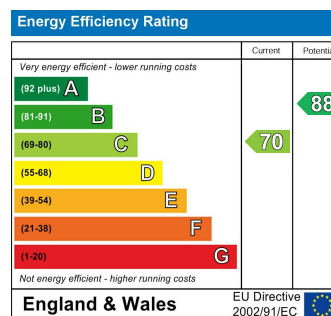
Outside

The property is set back from the roadside with an established front garden with adjacent driveway giving access to the enclosed rear garden and GARAGE.



Approximate net internal area: 933.33 ft² / 86.71 m²
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

Powered by Giraffe360



Horseshoe Lane, Boston, Lincolnshire, PE20



Zoopla.co.uk

PrimeLocation.com

rightmove.co.uk
The UK's number one property website

OnTheMarket.com
coming January 2015

The Property Ombudsman
APPROVED CODE
The National Association of Estate Agents

f

t

NAEA
National Association of Estate Agents

Printed by Ravensworth 01670 713330

"Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale".