

BRUCE MATHER LTD



Roman Bank Lodge, Powell Street, Boston, PE21 0BT

Bruce Mather are pleased to offer for sale this TWO BEDROOM DETACHED BUNGALOW with NO CHAIN situated in a POPULAR RESIDENTIAL LOCATION. Having the benefit of an OFFICE together with SINGLE GARAGE. Call today to view.

Asking price £220,000



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 glazed door leading to the:-

ENTRANCE PORCH/

11'4"X7'4"max (3.45m X 2.24m)

Having tiled floor. Glazed panelled door to:-

HALLWAY

Having radiator; loft hatch with fixed ladder; storage cupboard with shelving; door leading to:-

- No Chain
- 2 Bedrooms

- Bungalow
- Garage

LOUNGE

19'7"X12'8" (5.97m X 3.86m)

Having windows to the side elevation; radiator; gas fire; patio doors to:-

OFFICE/DINING ROOM

10'1"X9'1" (3.07m X 2.77m)

Having window to the side elevation; radiator; patio door to the front elevation.

KITCHEN

14'8"X10'11" (4.47m X 3.33m)

Having windows to both the front and side elevation; door to side elevation; range of base and wall units; space for dishwasher, washing machine, electric cooker; sink and drainer with mixer tap over; radiator; boiler.

BATHROOM

Having window to the side elevation; part tiled walls; bath; pedestal wash basin; low level WC; radiator; extractor; fully tiled shower cubicle with electric shower; airing cupboard housing water cylinder.

CLOAKROOM

Having window to the side elevation; low level WC; radiator; vanity with inset wash basin; cupboard.

BEDROOM ONE

12'8"X10'7" (3.86m X 3.23m)

Having window to the side elevation; radiator; built in wardrobe with hanging rails and shelving.

BEDROOM TWO

11'10"X11' (3.61m X 3.35m)

Having window to the side elevation; radiator; built in wardrobe; door to:-

DEN

6'9"X15'10" (2.06m X 4.83m)

Having window to the side and rear elevations; patio door to side elevation.

EXTERIOR

FRONT GARDEN

Having gravel driveway for multiple vehicles; lawn area; enclosed by mature hedging of privet and conifer; metal gates leading to:-

REAR GARDEN

Gravel driveway leading to the rear of the property where you will find a car port and garage; there is also a further lawn area enclosed with mature privet hedge; small pond and greenhouse.

GARAGE

Having power and lighting and up and over door.

VIEWINGS

- Office
- Conservatory



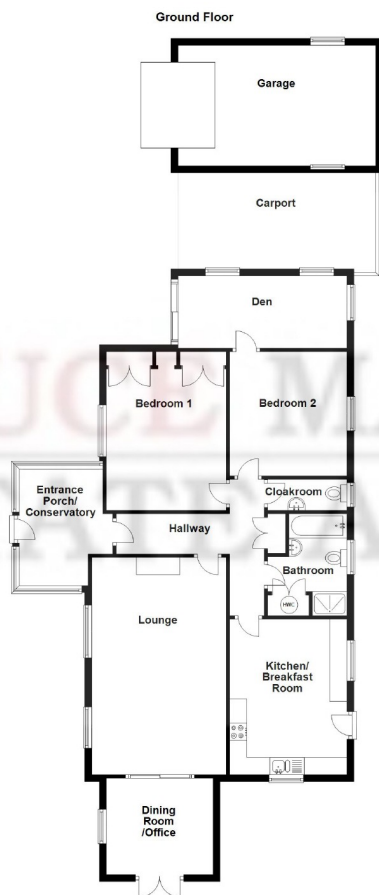
Strictly by appointment with the selling agents Bruce Mather Ltd (Tel: 01205 365032).

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. Powell Street is the second turning on your right and the subject property is at the end of the road on your right.

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.



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 