



123a, London Road
Boston, Lincolnshire, PE21 7EZ

£495,000

4 Bedroom Detached House

- Freehold
- Executive Detached Four Bedroom Family Home
- Fantastic Location and Road Frontage
- Generous Plot 0.21 Acres (sts)
- Main Bedroom With Dressing Room, En-Suite and Balcony
- Open Plan Living With Separate, Snug and Office
- Downstairs Shower Room, Upstairs Four Piece Family Bathroom
- Ample Off Road Parking and Store/Garage
- Site Visits Welcome
- EPC RATING -TBC, Council Tax Band -TBC



Overview

A fantastic opportunity to purchase an impressive new build detached family home situated on London Road, ideally positioned between the market town of Boston and the village of Wyberton. Occupying a plot extending to approximately 0.2 acres (subject to survey), this substantial home has been thoughtfully designed to provide spacious and contemporary living, ideal for modern family life.

The ground floor is centred around a stunning open plan kitchen, dining and living area, creating the perfect space for both everyday living and entertaining. Further accommodation includes a separate snug/playroom, study or gym, utility room, ground floor shower room/WC and an integral garage/store.

To the first floor, the property boasts an impressive principal bedroom suite featuring a vaulted ceiling, dressing room, en-suite bathroom and its own private balcony. Three further bedrooms are served by a contemporary family bathroom, providing flexible accommodation for a variety of purchasers.



The specification has been carefully considered throughout and includes underfloor heating to the ground floor, a striking glass panelled staircase, oak internal doors and oak window boards, combining high-quality finishes with modern design.

Externally, the property sits on a generous plot of approximately 0.2 acres (subject to survey), providing excellent outside space with ample scope for landscaping and outdoor entertaining.

The property is currently under construction, however viewings are welcomed by appointment, offering purchasers the opportunity to appreciate the size, layout and quality of this exceptional new home before completion.

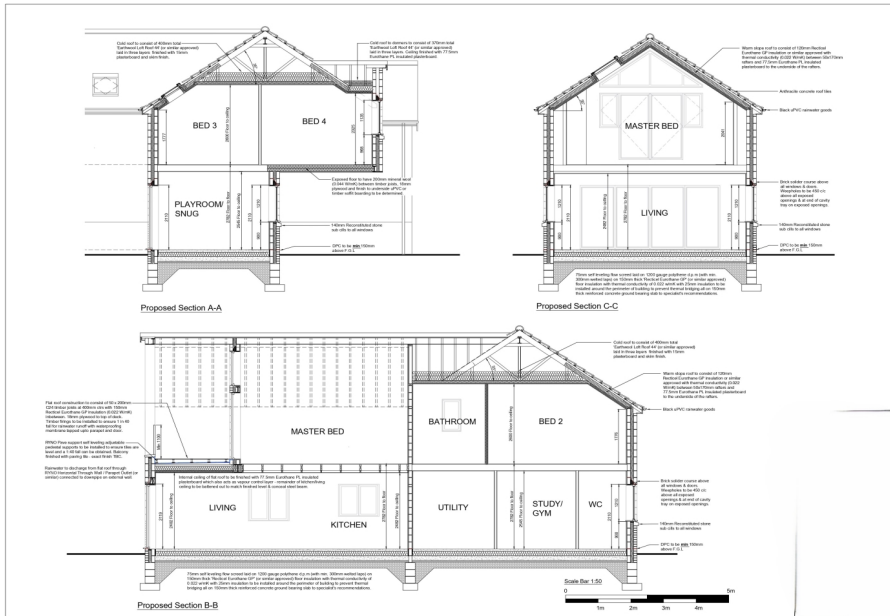
Further benefits include mains drainage.

Early enquiries are highly recommended.

Agent's Note

Please note that images 1 and 2 are computer-generated images (CGIs) and are intended for illustrative purposes only. They are provided as a guide to the proposed finished appearance of the property and may be subject to change during the construction process.





Book your free, property valuation.

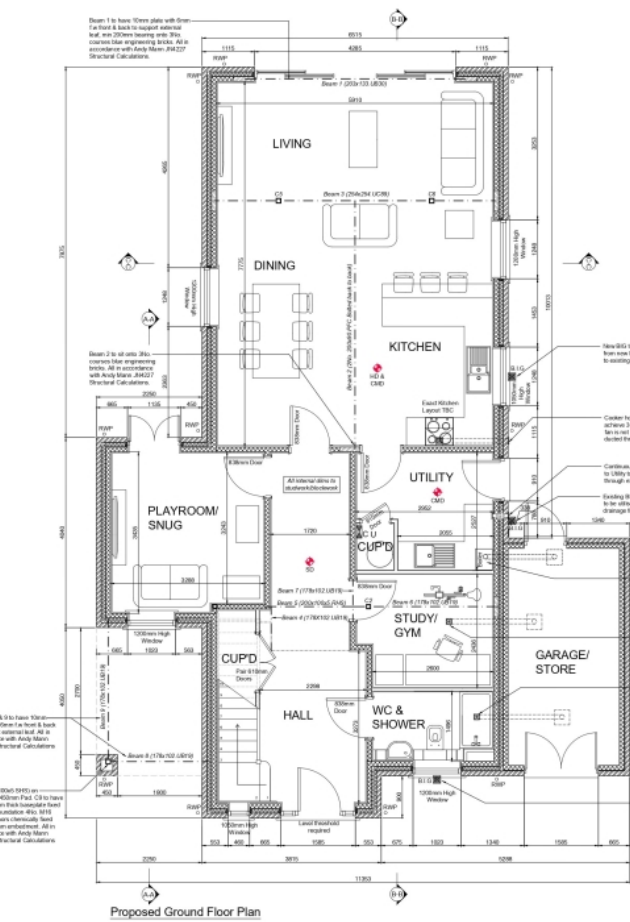
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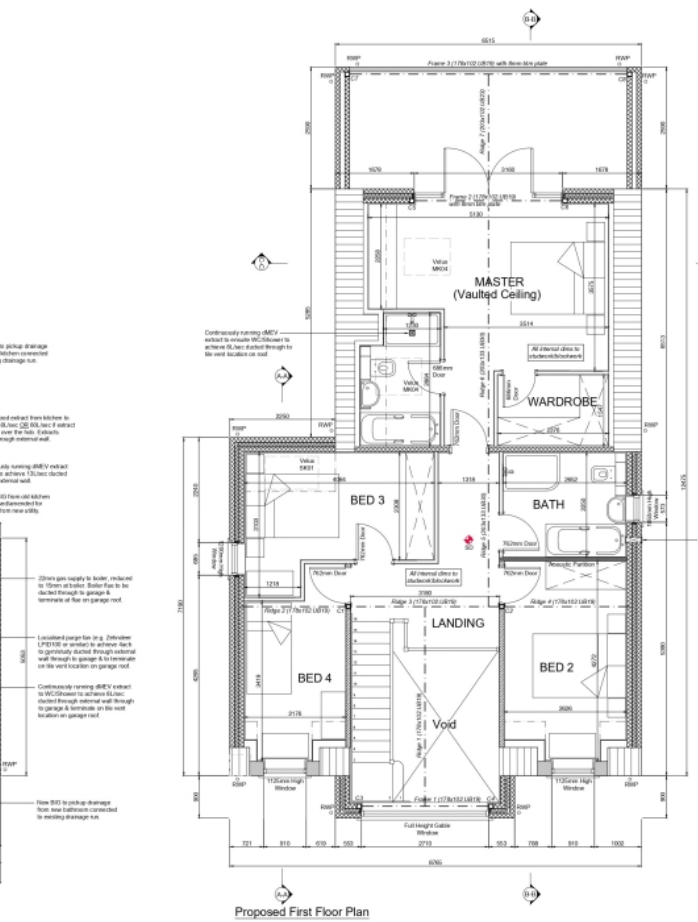




Proposed Ground Floor Plan

- External Works:**
- Construction to generally be 400mm x 200mm c/s, subject to ground conditions.
 - Concrete to be 1:2:4, with 100mm base formed ground level or as agreed with the LABC Inspector.
 - Walls below ground level to consist of Class 3 concrete blocks in 100mm hollow beds & brickwork, all bed in concrete & 2-course minimum.
 - Earth to be filled with concrete to 100mm above finished level.
 - Any brickwork above ground to be supported by P.C. concrete foundations, retaining 150mm above and around the pipe. To be provided with concrete to prevent ingress of water.
- Drainage & Sewerage:**
- 100mm PVC-U cast iron soil pipes with 100mm x 50mm gully.
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- Internal Works:**
- External walls up to 400mm above DPC to be 300mm cavity wall construction comprising 150mm inner leaf, 100mm cavity, 150mm outer leaf.
 - 100mm cavity wall with 100mm thick external leaf & 100mm thick internal leaf.
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- Roof Construction:**
- Approved concrete roof over 30mm x 30mm x 60mm treated batten on insulating roofing membrane, fixed in place by 100mm x 100mm x 60mm treated batten.
 - Roof to be fixed to 100mm x 100mm x 60mm treated batten by 100mm x 100mm x 60mm treated batten.
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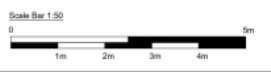
Proposed First Floor Plan

- Internal Works:**
- External walls up to 400mm above DPC to be 300mm cavity wall construction comprising 150mm inner leaf, 100mm cavity, 150mm outer leaf.
 - 100mm cavity wall with 100mm thick external leaf & 100mm thick internal leaf.
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- Windows, Doors & Glazing:**
- All windows to be double glazed with 100mm x 100mm x 100mm glass.
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Location



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