

Pygott & Crone

The Course, Tattershall Road

Boston, Lincolnshire, PE21 9LU

Offers Over

£400,000

3 Bedroom Detached House

- Freehold
- 3 Double Bedrooms
- Ample Off Road parking and Garages
- No Immediate Neighbours
- Spacious Rooms, With Two Reception Rooms
- Open Field Views
- Good Sized Plot of 0.26 Acres (sts)
- Garage with Adjoining Workshop
- EPC Rating - D, Council tax Band - C

Click here to access the Energy Performance Certificate for The Course, Tattershall Road, Boston, Lincolnshire, PE21 9LU





Overview

Situated in a sought-after location, The Course is an impressive detached family home offering spacious and versatile accommodation, together with a generous plot and open field views. The property is conveniently positioned within close proximity to the town centre and benefits from having no immediate neighbours, providing a pleasant degree of privacy.

The property has been improved by the current owners, including the replacement of some windows and doors and a complete re-wire. The property benefits from a recently installed new combination boiler, providing efficient heating and hot water throughout. For added safety and peace of mind, a fully automatic fire detection, carbon monoxide detection and alarm system has been installed throughout the property. Further benefits include a multi-fuel burning stove, a gated entrance, extensive driveway providing ample off-road parking and a detached brick-built garage with an adjoining workshop.





Internally, the accommodation briefly comprises; Entrance Hall, Lounge, separate Family Room, Breakfast Kitchen which has recently been refurbished, offering a modern living space with Dining Area, Utility Room and Cloakroom to the ground floor. To the first floor, there are three generous double bedrooms, a stylish family Bathroom with freestanding bath and a separate Shower Room.

Externally, the property occupies a generous plot of approximately 0.26 acres (subject to survey), with a gated entrance leading onto a large driveway providing ample off-road parking. The gardens extend around the property and are predominantly laid to lawn, offering plenty of outdoor space to enjoy the surrounding open field views. To the rear, there is also a substantial brick-built garage with an adjoining workshop, providing excellent storage and further potential for a variety of uses.

An excellent opportunity to acquire a substantial family home in a desirable setting, offering generous accommodation, useful outbuildings and a particularly attractive plot.

Agents Note: The property is served by a septic tank. No investigations have been made regarding its age, condition or compliance with current regulations, and prospective purchasers are advised to satisfy themselves in this regard.



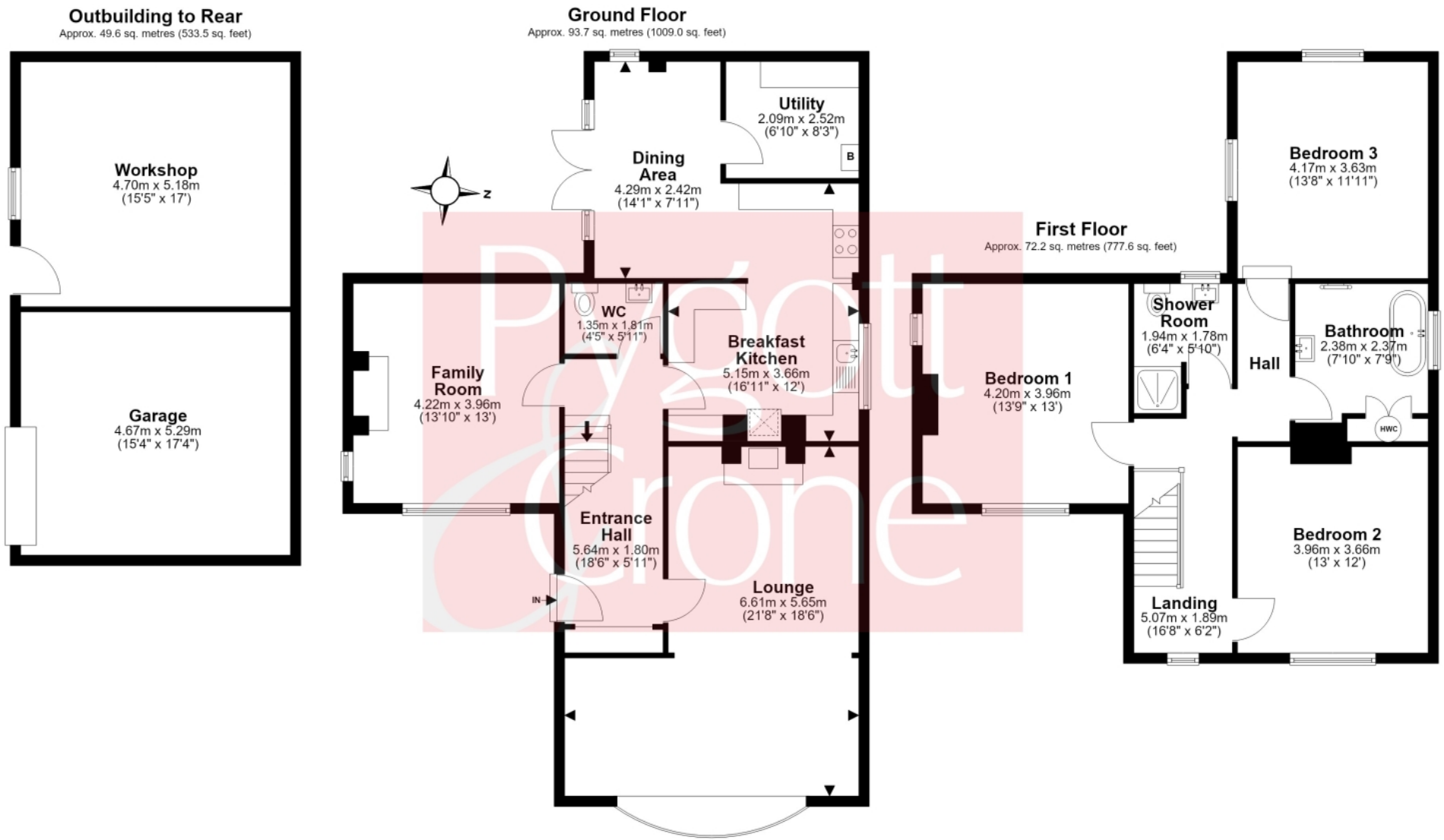












Total area: approx. 215.5 sq. metres (2320.2 sq. feet)

Floor plan created by Matte Black Media.
Plan produced using PlanUp.




FAMILY





Location



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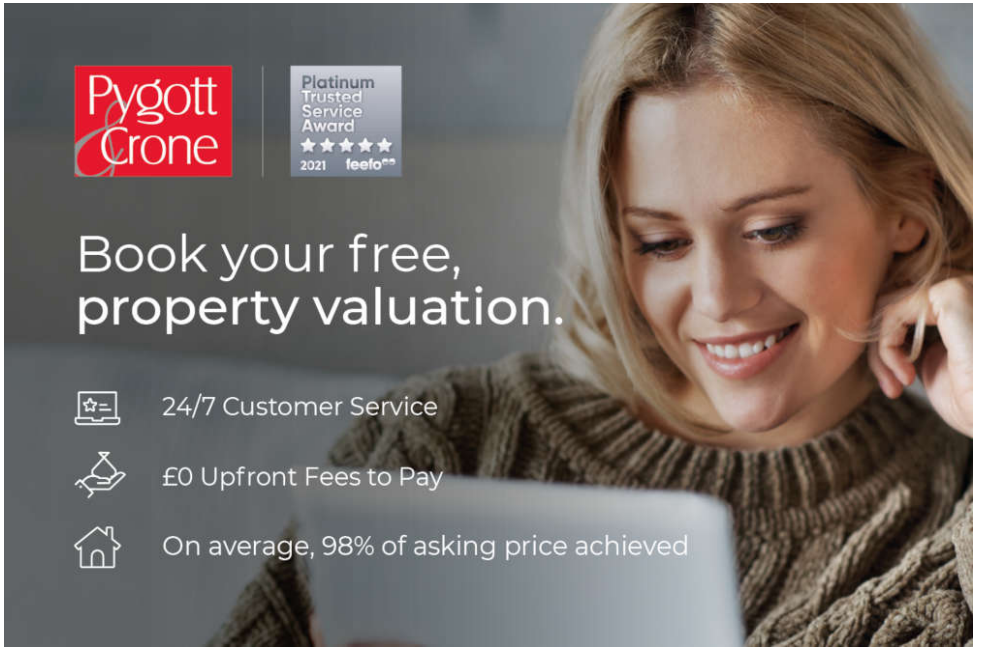











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