

# Detached Three Bedroomed Bungalow with Garage, Parking and Private Rear Gardens For Sale Freehold with Vacant Possession

11 Huntsman Close | Boston | Lincolnshire | PE21 0BQ



Desirable Bungalow in Popular Residential Cul-de-Sac Location to the South-East of the Town, Viewing Recommended  
Accommodation Includes Fitted Kitchen with Separate Pantry, Large Living Room, Private Rear Gardens, Parking and Garage  
Gas Fired Central Heating, UPVC Double Glazed Windows

For Sale Freehold with Vacant Possession  
£250,000 Subject to Contract, NO ONWARD CHAIN

**poyntons** consultancy  
PROPERTY MARKETING SPECIALISTS

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## Location...

The rapidly expanding town of Boston has a population in the borough of around 73,000 residents. Notable for a twice weekly market, large hospital, active port and strong retail and sporting offering.

The town is located approximately 115 miles to the north of London, 35 miles to the south-east of Lincoln and 35 miles to the east of King's Lynn.

Rail connections from Boston are to the coast and Grantham where the main Edinburgh London line puts King's Cross approximately 55 minutes away.

Huntsman Close is located in Fishtoft, a sought-after village to the south-east of Boston on the edge of the town.

The property is located in a residential cul de sac of similar properties.

## Description...

### Entrance Hall

Having full height airing cupboard with pre-insulated copper water cylinder, laminate floor.

**Lounge**.....5.2m x 3.8m, 19.8sqm  
Excluding bay, having faux fireplace in wood and marble surround.

**Kitchen**.....4.3m x 3m, 13sqm  
Having fully fitted country style kitchen, 3 door high level cupboards with extractor fan over 4 drawers, 6 door base units, 1½ bowl sink with drainer, space for domestic appliances, complementing tiled splashbacks, tiled floor, fluorescent ceiling light.

### Larder

Fitted with selves, 3 door high level cupboard, stainless steel sink over, space for domestic appliances, matching tiled floor, separate rear door.

**Bedroom 1**.....4m x 2.8m, 13.8sqm

**Bedroom 2**.....3m x 2.6m, 11.1sqm

**Bedroom 3**.....3m x 3.9m, 11.9sqm

### Family Bathroom

Having shower cubicle, bath, bidet, WC, sink set in vanity unit over 2 door cupboard, mirror fronted medicine cabinet, being fully tiled with extractor.



## Outside...

To the front of the property is a well-maintained lawn driveway and parking space leading to the garage.

**Garage**.....2.7m x 4.5m  
Side access leads to the rear lawn and patio, enclosed garden and well planted.

## Tenure...

The property is available freehold with vacant possession with no onward chain.

## Outgoings...

The property is rated at Council Tax Band C.

## EPC...

The property has an Energy Performance Asset Rating D67. Full details are available on request.

## Viewing...

All viewings are to be made by appointment through the agent.

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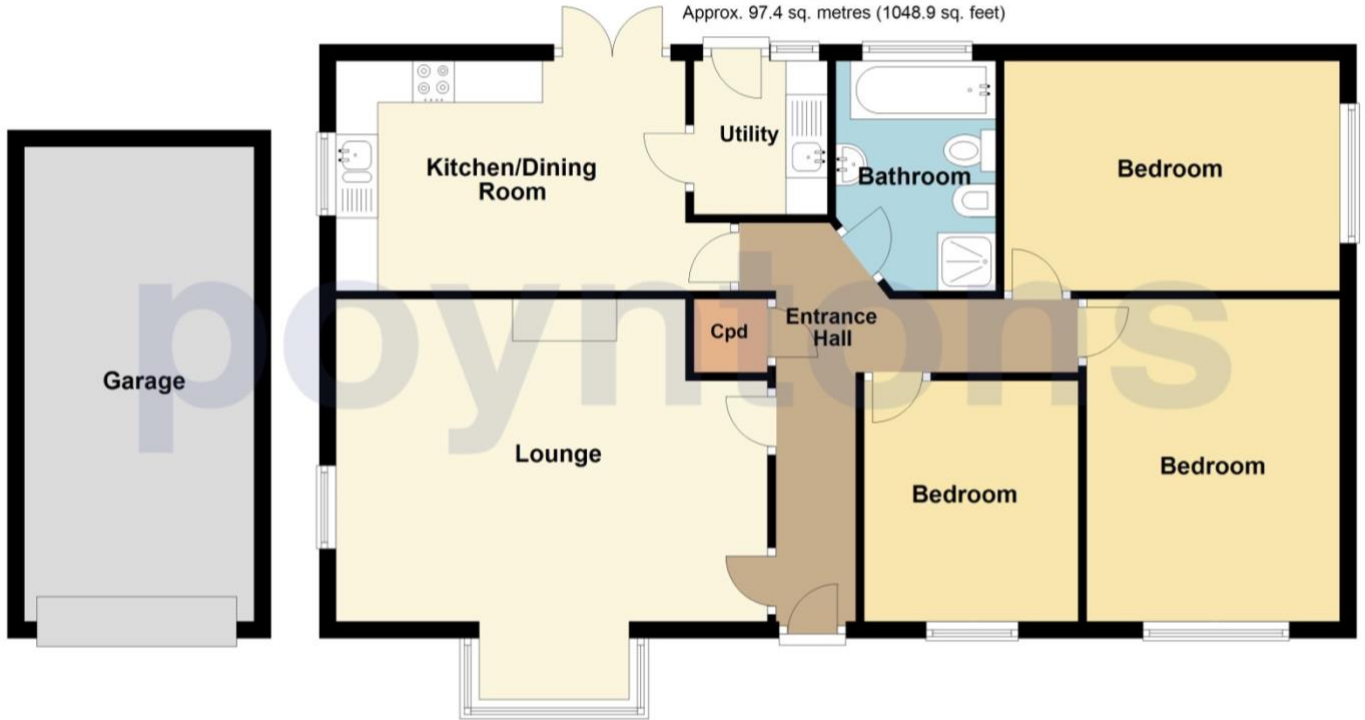
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### Ground Floor

Approx. 97.4 sq. metres (1048.9 sq. feet)



Total area: approx. 97.4 sq. metres (1048.9 sq. feet)

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Plan produced using PlanUp.





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