



**Haven Bank, Boston PE21 8SB**



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## **Haven Bank, Boston**

Haven Bank benefits from huge living and accommodation space, comprising in brief of a recently refitted kitchen, lounge, dining room, utility room, downstairs cloak room, five bedrooms, three bathrooms, parking for several cars and a rear garden.



### **Rear Entrance Hall**

side door to rear garden, door to kitchen and utility, tiling to floor and radiator.

### **Front Entrance Hall**

Front door, radiator, stairs to first floor, wooden flooring, stairs to lower ground floor and door to lounge.

### **Cloakroom**

tiling to floor, wash hand basin with hot and cold taps and extractor fan.

### **Lounge**

18' 2" x 12' 5" ( 5.54m x 3.78m )

Double glazed bay window to front, wooden flooring, TV point, open fire with marble mantel and tiled hearth, radiator and coving to ceil.

### **Dining Room**

16' 6" x 12' 6" ( 5.03m x 3.81m )

Double glazed doors to rear garden, tiled floor, multi fuel burnerset within a fireplace, radiator and coving to ceiling.

### **Kitchen**

12' 5" x 10' 5" ( 3.78m x 3.17m )

Double glazed window to front, range of floor and wheel based cupboards, tiling to floor, coving to ceiling, eye level cooker and grill, radiator, dishwasher, wash hand basin with drainer, door to pantry room, archway to dining room.

### **Utility Room**

11' 1" x 6' 2" ( 3.38m x 1.88m )

Range of floor and all based cupboards, wash hand basin with drainer, tiling behind units and door to conservatory which is currently not usable.

### **Bedroom One**

12' x 12' ( 3.66m x 3.66m )

Double glazed window to rear, wooden flooring, TV point, radiator, skirting board to floor, coving to ceiling and door to en-suite.

### **En-Suite To Bedroom One**

Double glazed obscure window to rear, wash hand basin with hot and cold taps, tiling behind wash hand basin, coving to ceiling, bath with tiling to rear and extractor fan

### **Bedroom Two**

19' 2" x 18' 8" ( 5.84m x 5.69m )

three double glazed skylight windows, one double glazed window to side, wooden flooring, stairs from first floor.

### **Bedroom Three**

12' 5" x 10' 6" ( 3.78m x 3.20m )

double glazed window to rear, original open fire place, radiator, TV point and skirting board to floor.

### **Bedroom Four**

8' 11" x 7' ( 2.72m x 2.13m )

Double glazed window to rear, wooden flooring and skirting board to floor.

### **En-Suite To Bedroom Two**

double glazed skylight, skirting board to floor, radiator, wash hand basin with vanity unit below, tiling to rear of wash hand basin, bath with mixer tap and tiling to rear of bath.

### **Bedroom Five**

15' x 12' 9" ( 4.57m x 3.89m )

Single glazed window to front, skirting board, wooden floor and door to en-suite.

### **En-Suite To Bedroom Five**

single glazed obscure glass window to front, wooden flooring, WC, tiled shower cubicle, heated towel rail, skirting board to floor and extractor fan.

### **Rear Garden**

Parking for several cars and patio area.



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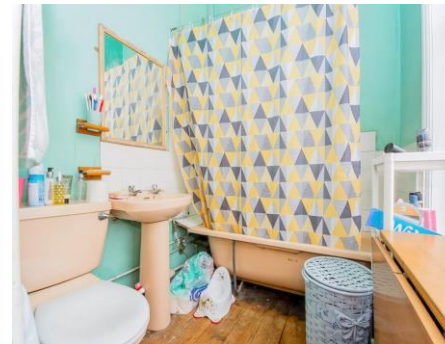
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## Haven Bank, Boston

- Extensive living and accommodation space
- Parking for several cars
- Modern refitted kitchen
- Striking distance from Boston town centre
- Picturesque views of the river Witham

Tenure: Freehold EPC Rating: Awaited

**£250,000**



Please note the marker reflects the postcode not the actual property

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