



33 Matthew Flinders Way, Boston, PE21 8BN

£245,000

- Unique design
- Spacious living area
- Ample off road parking
- Neutral decor throughout
- Within easy access of the town centre
- Garage conversion to create external office
- Newly fitted kitchen and bathroom
- Recommended to view

Within easy reach of Boston town centre, this striking and truly unique home has been modernised to a high standard and is ready to welcome its new owners.

With three well-proportioned bedrooms, it's perfect for family living. The spacious ground floor offers a natural flow, making it ideal for both relaxing and entertaining.

Outside, the rear garden is a private haven, the perfect place to unwind, while the converted garage now serves as a stylish and practical home office.

Don't miss your chance to view this distinctive property. Arrange your visit today and see what makes it so special.

Entrance Hall 6'2" x 17'8" (1.88m x 5.41m)



UPVC door to front with side panels. Window to front. Stairs to first floor Landing. Circular window to front. Radiator. Understairs storage cupboard.

Cloakroom



Toilet. Wash hand basin with mixer tap set in vanity unit. Tiled splashback.

Lounge 20'2" x 11'10" (6.17m x 3.62m)



Circular window to front. Bay window to side. French doors leading to the rear garden. Two radiators. Feature fireplace with fitted hearth and surround with space for electric fire.

Kitchen 13'5" x 7'10" (4.10m x 2.40m)



UPVC window to rear. Matching base and eye level units with work surfaces over. Stainless steel sink and drainer with mixer tap. Integrated four ring electric hob with illuminated fume extractor above. Integrated double oven and grill. Integrated fridge freezer. Laminate wood flooring.

Dining Room 10'7" x 9'4" (3.23m x 2.86m)



UPVC window and door to rear leading to conservatory. Radiator. Wall mounted central heating thermostat. Built-in boiler cupboard housing the Glow Worm gas central heating boiler.

Conservatory 7'10" x 10'1" (2.40m x 3.08m)



UPVC double glazed construction with polycarbonate roof. Door to rear garden. Radiator. Counter top. Space for fridge or freezer. Plumbing for washing machine. Space for tumble dryer.

First Floor Landing

Two windows to front. Radiator. Access to loft space. Built-in double cupboard with slatted shelving.

Bedroom 1 20'2" (max) x 11'11" (6.17m (max) x 3.65m)



Window to rear. Radiator. Wash hand basin set in vanity unit. Tiled splashback. Built-in wardrobes with hanging rails and shelving. Carpeted.

Bedroom 2 13'5" x 7'8" (4.10m x 2.36m)



Window to rear. Radiator. Built-in wardrobes with hanging rails and shelving. Carpeted.

Bedroom 3 9'1" x 6'6" (2.77m x 2.00m)



Window to front. Radiator. Carpeted.

Bathroom 5'6" x 9'5" (1.70m x 2.89m)



Two windows to rear. Three piece suite comprising wash hand basin with mixer tap and vanity unit beneath. Toilet. Panelled bath with mixer tap and wall mounted Triton electric shower above and fitted shower screen. Tiled splashbacks. Heated towel rail. Laminate wood flooring.

Outside



To the front, the property benefits from a large gravelled driveway providing off road parking. A pathway leads to the front entrance door and there

is a low level wall to the front boundary. The driveway extends to the side of the property providing additional parking.

The garden benefits from a paved seating area providing outdoor entertaining space, leading to lawn area. The garden contains rockeries and borders housing a variety of plants and shrubs. The garden is enclosed by a mixture of fencing and hedging, has gated access to both sides. Outside tap, power and retractable canopy above the French doors.

Hobby Room 16'4" x 8'2" (4.99m x 2.51m)



Hobby room, fully carpeted and insulated. Power and light connected.

Outside Office 7'7" x 7'4" (2.32m x 2.26m)



UPVC window to front. Power and light connected. Fully carpeted and insulated.

Property Postcode

For location purposes the postcode of this property is: PE21 8BN

Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

Anti-money Laundering (AML) Checks

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

Verified Material Information

Tenure: Freehold

Council tax band: C

Annual charge: No

Property construction: Brick built

Electricity supply: British Gas

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas central heating

Heating features: No

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Variable over Voice and Data. O2 is Likely over Voice and Data. Vodafone is Variable over Voice and Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - low. Rivers and the sea - low. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Coastal erosion risk: No

Planning permission: Please refer to the Council Planning Portal for any planning applications.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: D61

Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

Referral & Fee Disclosure

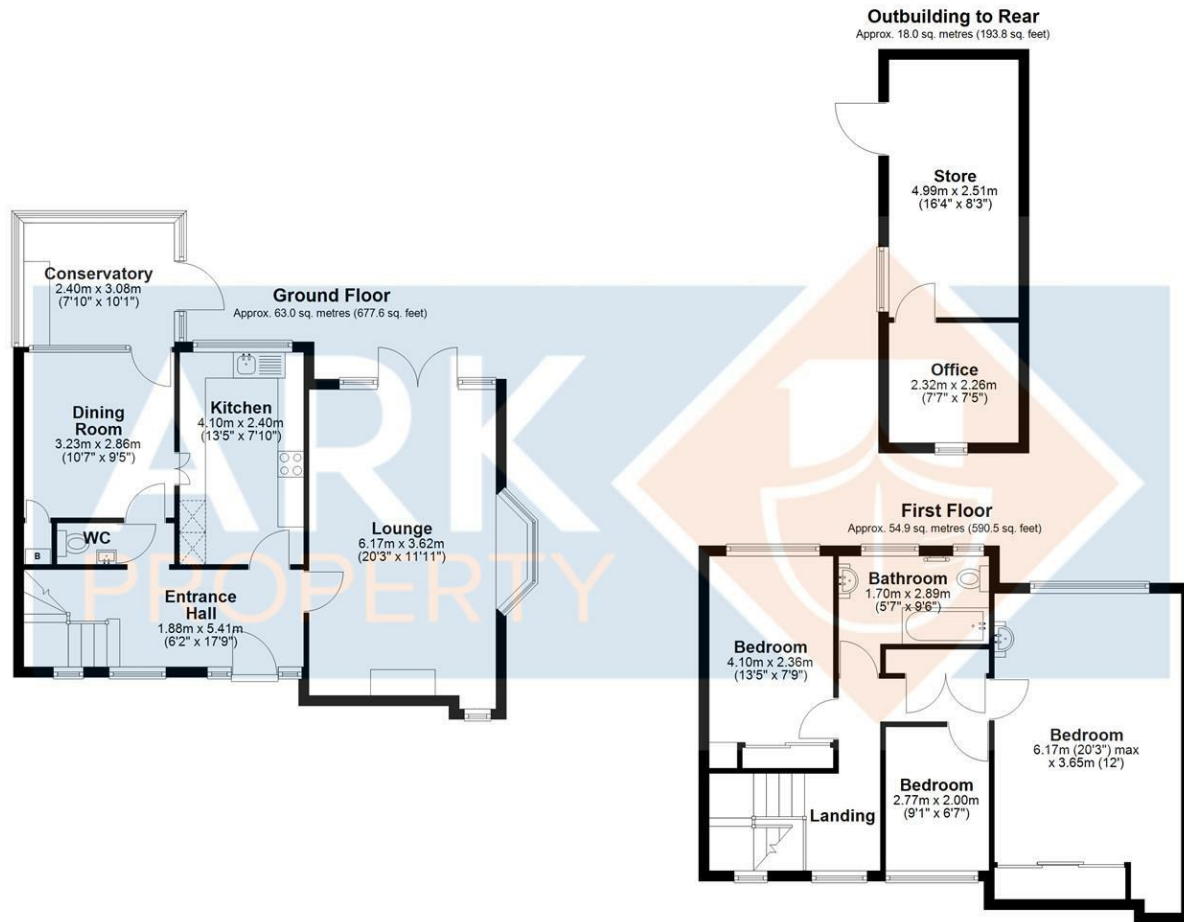
We can also offer full Financial and Solicitor services.

We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

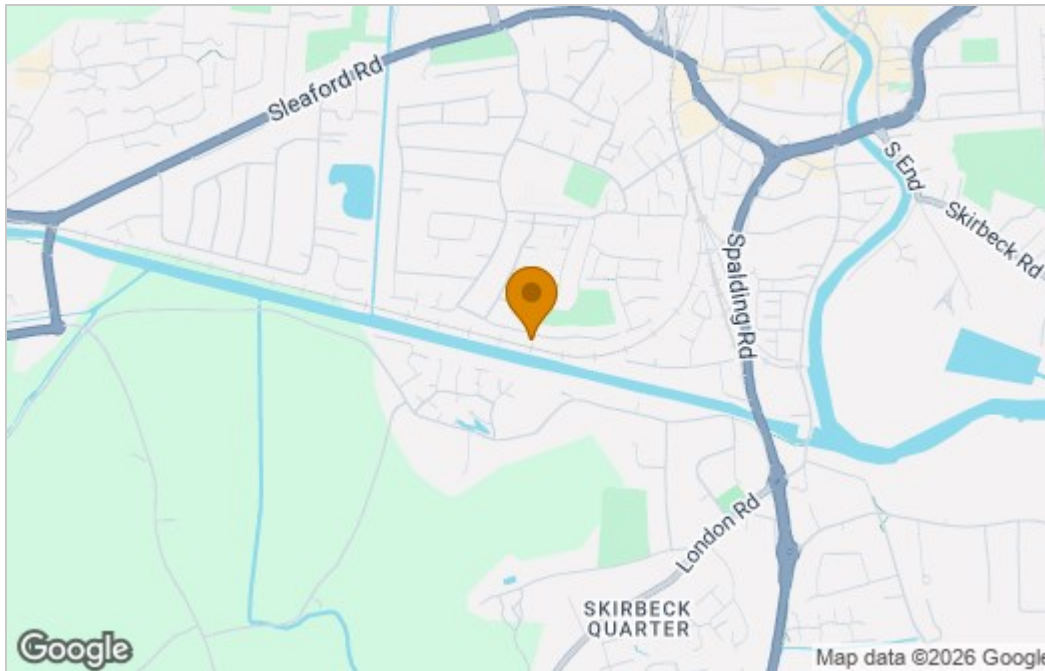
Floor Plan



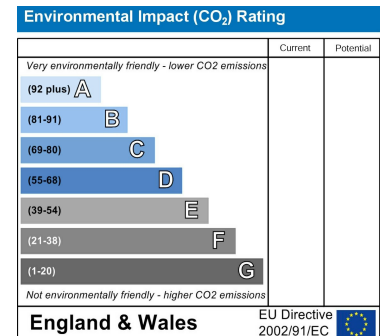
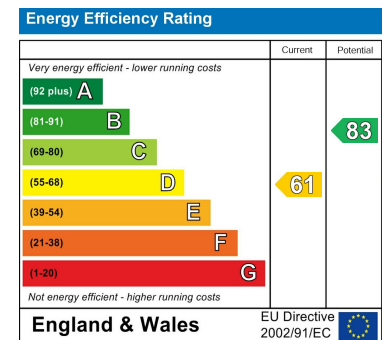
Total area: approx. 135.8 sq. metres (1461.9 sq. feet)

All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part of any contract.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

6 New Road, Spalding, Lincolnshire, PE11 1DQ

Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

