



**Horncastle Road
Boston
Lincolnshire
PE21 9HX**

Offers in Excess of £333,000

bettermove

Horncastle Road

Boston

Bettermove are proud to present this 3 bedroom detached house in Boston. Great for families and a stone's throw away from Dion's Wood Nature Reserve.

The property benefits from double glazing, gas central heating throughout and has ample off street parking available its large driveway. The council tax band is D.

The interior of this well-presented property comprises an entrance porch, hall, w/c, large living room, dining room/study, kitchen-diner, garage and conservatory on the ground floor. The first floor consists of 3 bedrooms and the family shower room. The exterior boasts a vast rear garden, perfect for enjoying the summer months.

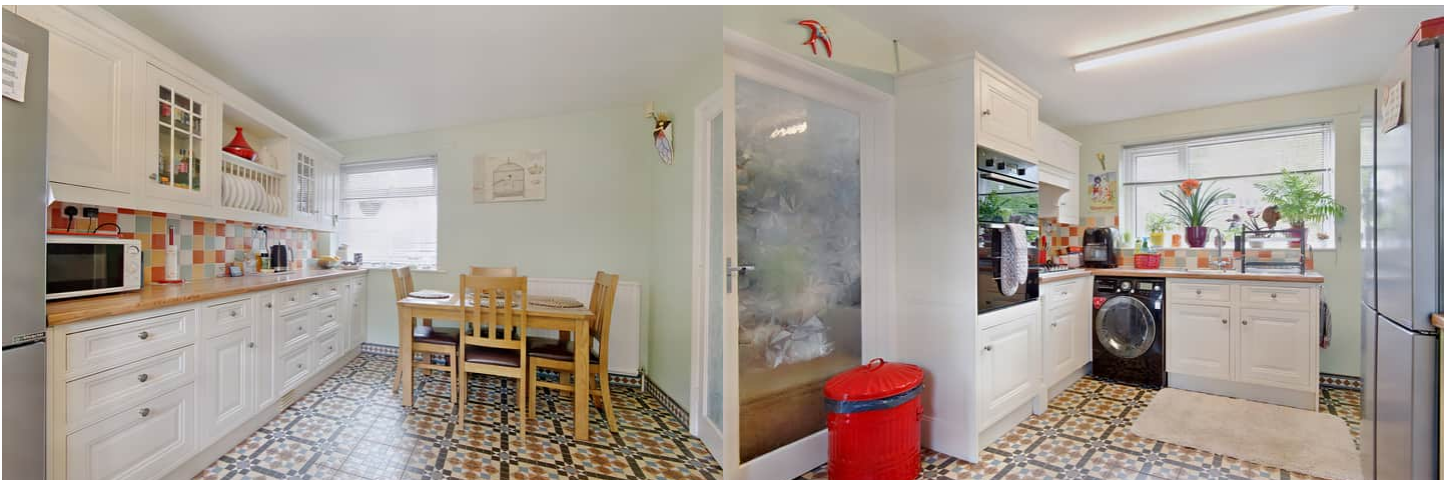
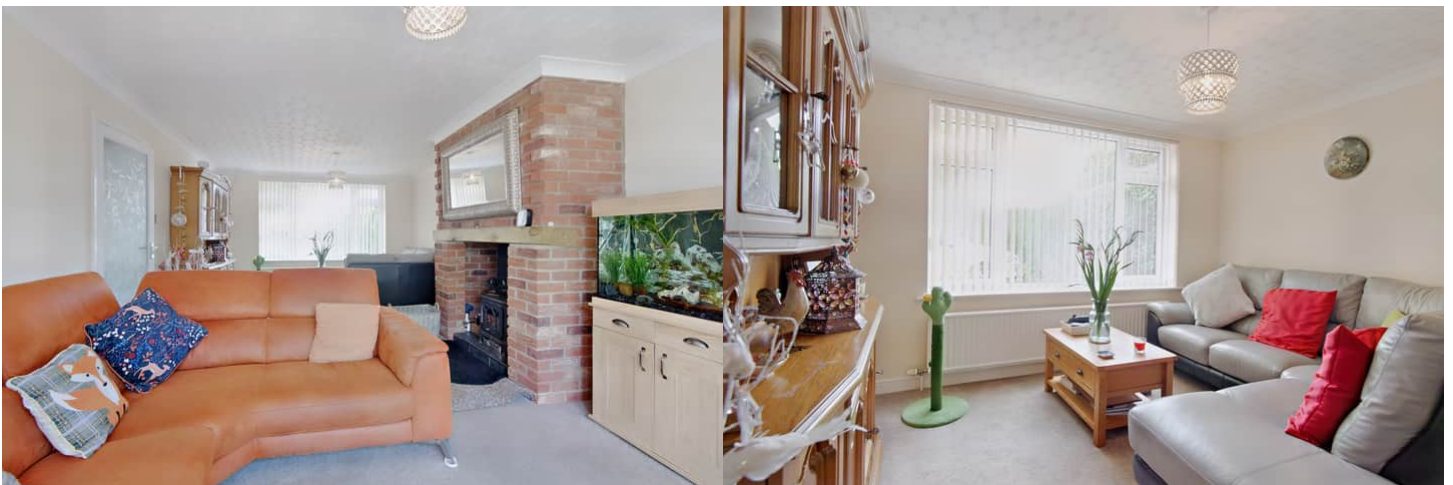
Located in the popular town of Boston, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs.

Excellent transport connections can be found from Boston train station, as well as fast access to the B1183.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

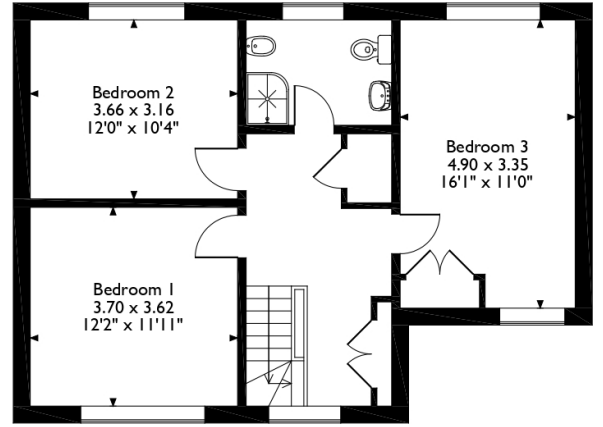
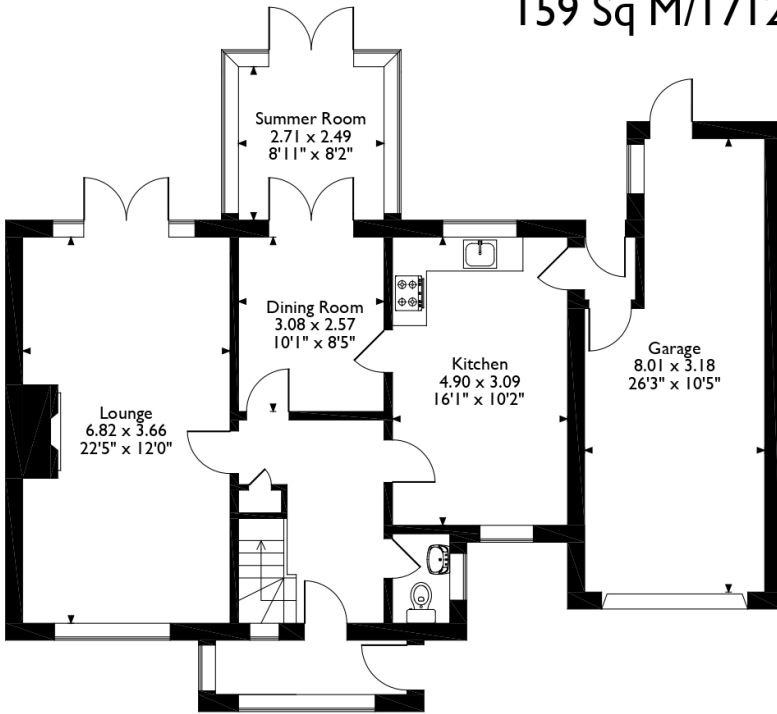
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



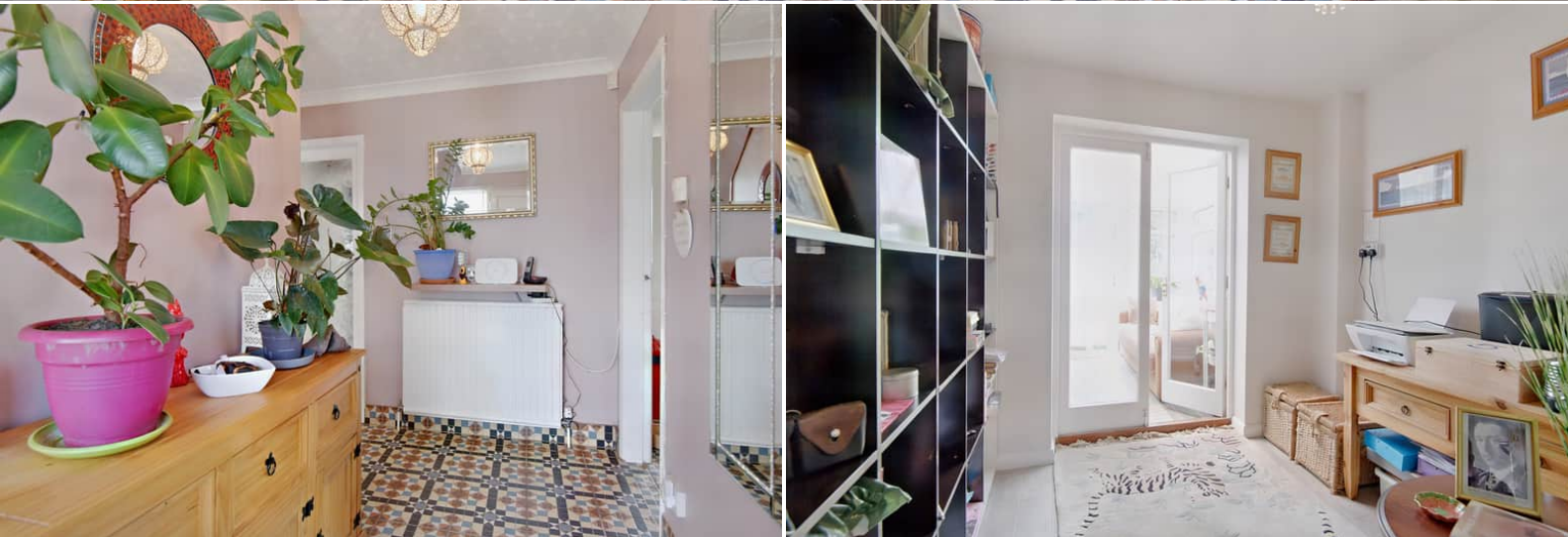
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Approximate Gross Internal Area 159 Sq M/1712 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			84
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



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