



Lentons Lane, Boston, PE22

£375,000

Offers in Region of

Tenure: Freehold, **Bedrooms:** 4

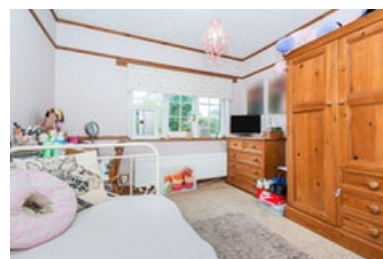
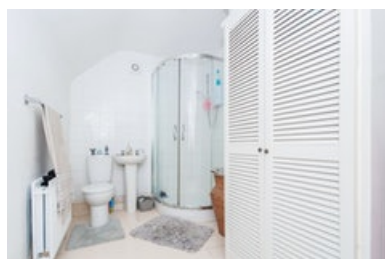
A fantastic opportunity to purchase a modern styled home that has been kept to the highest standards by the current owners and located in a well-regarded location in Friskney. This property is an ideal family home with its spacious rooms, modern style bathroom, and kitchen, and with a gene

Key features:

- Spacious Rooms
- Large Gardens
- Modern Bathroom
- Modern Kitchen
- Great Location
- Log Burner
- Off Road Parking

Extra info:

- **Property Age:** 0 years
- **Council Tax:** Band C (£1489.44 per-annum)
- **Double Glazing:** All
- **Heating:** Other
- **Parking:** Off Street Parking

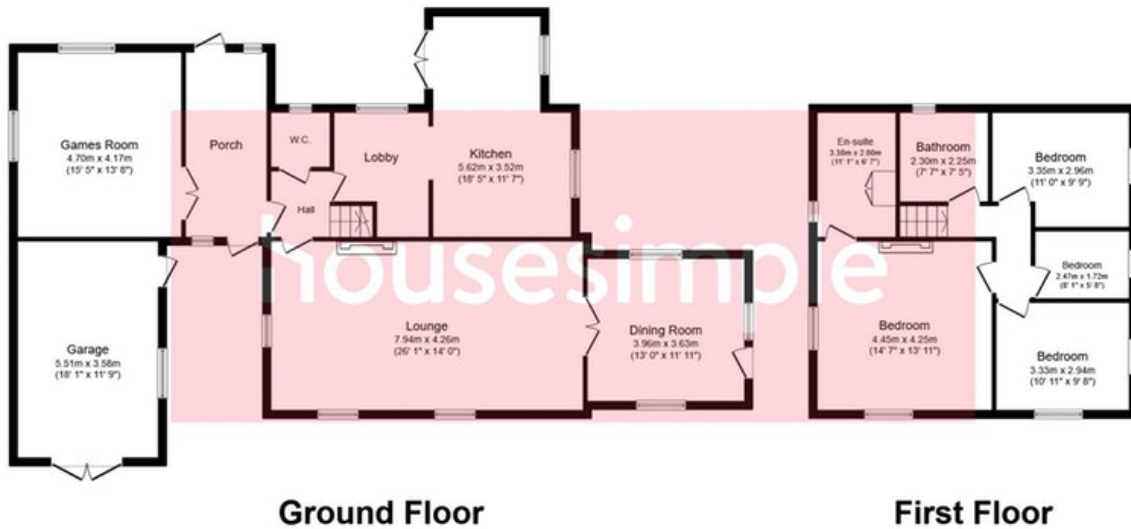


A fantastic opportunity to purchase a modern styled home that has been kept to the highest standards by the current owners and located in a well-regarded location in Friskney. This property is an ideal family home with its spacious rooms, modern style bathroom, and kitchen, and with a generous amount of land to either side of the property which is mainly laid to lawn and private.

There is nothing to do other than move straight in, with a fully fitted kitchen, and a space for a dining table, whilst also benefitting from uPVC double glazing.

The home also has space for off-road parking with your own driveway which can allocate more than 2 cars if needed.

Floor plan:



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Energy Performance Certificate:

Energy Performance Certificate

Mulberry House, Lentons Lane, Friskney, BOSTON, PE22 8RR

Dwelling type: Detached house **Reference number:** 8980-7229-2750-3766-0206
Date of assessment: 06 January 2020 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 07 January 2020 **Total floor area:** 180 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 7,644
Over 3 years you could save	£ 2,787

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 351 over 3 years	£ 351 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; display: inline-block;"> You could save £ 2,787 over 3 years </div>
Heating	£ 6,507 over 3 years	£ 4,035 over 3 years	
Hot Water	£ 786 over 3 years	£ 471 over 3 years	
Totals	£ 7,644	£ 4,857	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

	Current	Potential
	38	73

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 2,151
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 348
3 Solar water heating	£4,000 - £6,000	£ 285

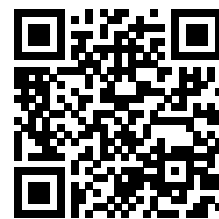
See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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MISREPRESENTATION ACT, 1967.

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