



43C Sleaford Road, Boston, PE21 8EX
Guide price £64,995



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Situated in a convenient residential location within Boston, Lincolnshire, this well-presented two-bedroom terraced home offers comfortable accommodation arranged over two floors. The property benefits from a spacious lounge, fitted kitchen, and ground floor bathroom, while upstairs provides two generously sized bedrooms. Ideally positioned close to Asda, Boston railway station, schools, and a range of local amenities.



Lounge

11'3" x 11'5" (3.44m x 3.48m)

A bright and welcoming reception room with front-facing window allowing plenty of natural light. Features staircase rising to the first floor, electric heating, fitted carpet, and space for both seating and dining furniture.

Kitchen

9'1" x 4'11" (2.79m x 1.52m)

Fitted with a range of wall and base units with work surfaces over, incorporating space for appliances. Rear aspect window and access through to the bathroom.

Bathroom

7'1" x 5'1" (2.18m x 1.56m)

Ground floor bathroom fitted with a three-piece suite comprising panelled bath with shower over, low-level WC, and wash hand basin. Obscured window providing natural light and ventilation.

Bedroom One

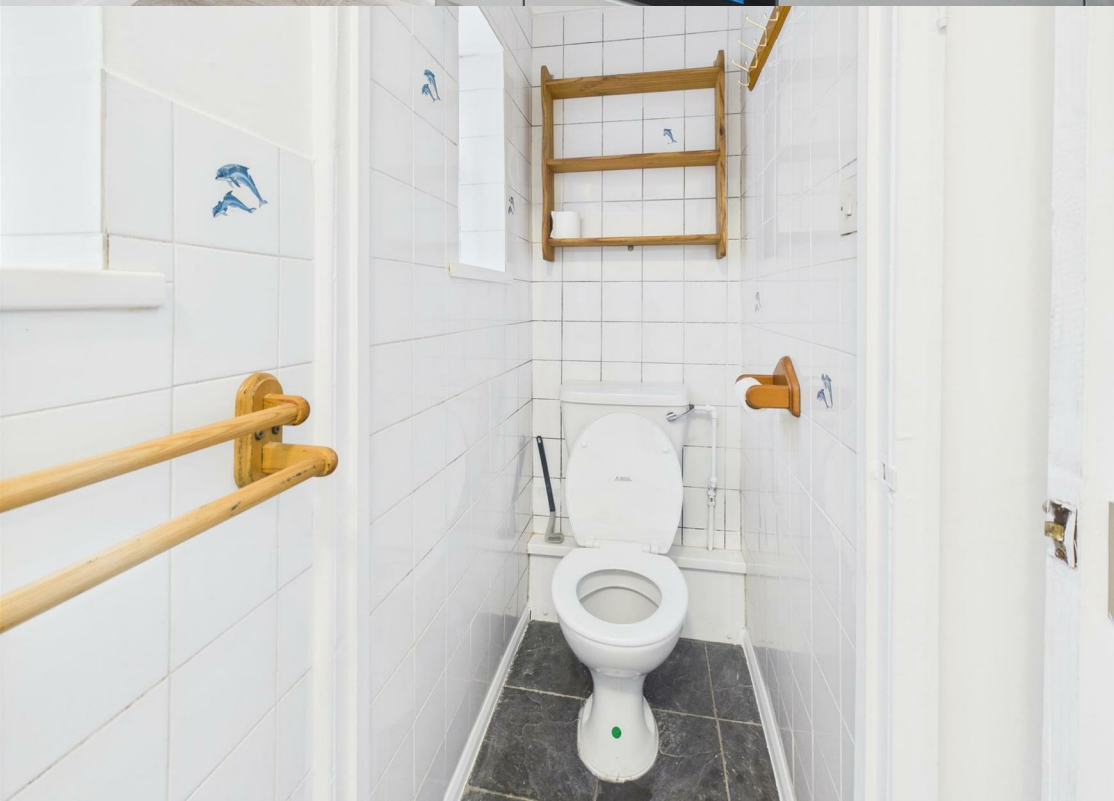
8'9" x 12'5" (2.67m x 3.81m)

A spacious double bedroom positioned on the first floor with ample space for freestanding furniture and a pleasant outlook. Access to bedroom 2.

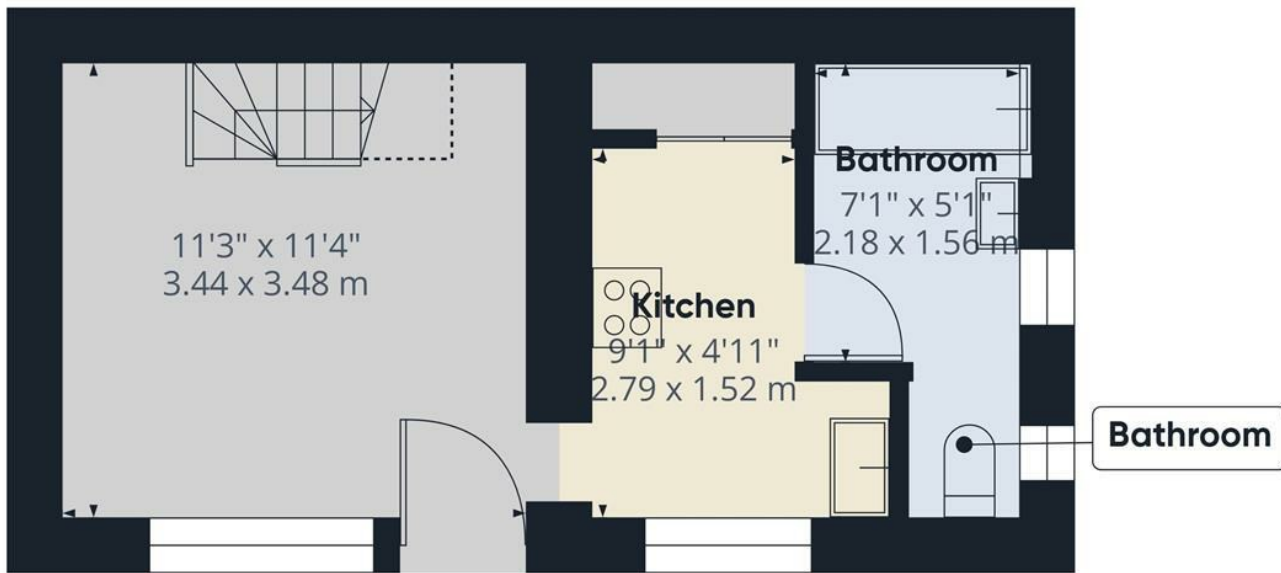
Bedroom 2

10'0" x 10'9" (3.06m x 3.28m)

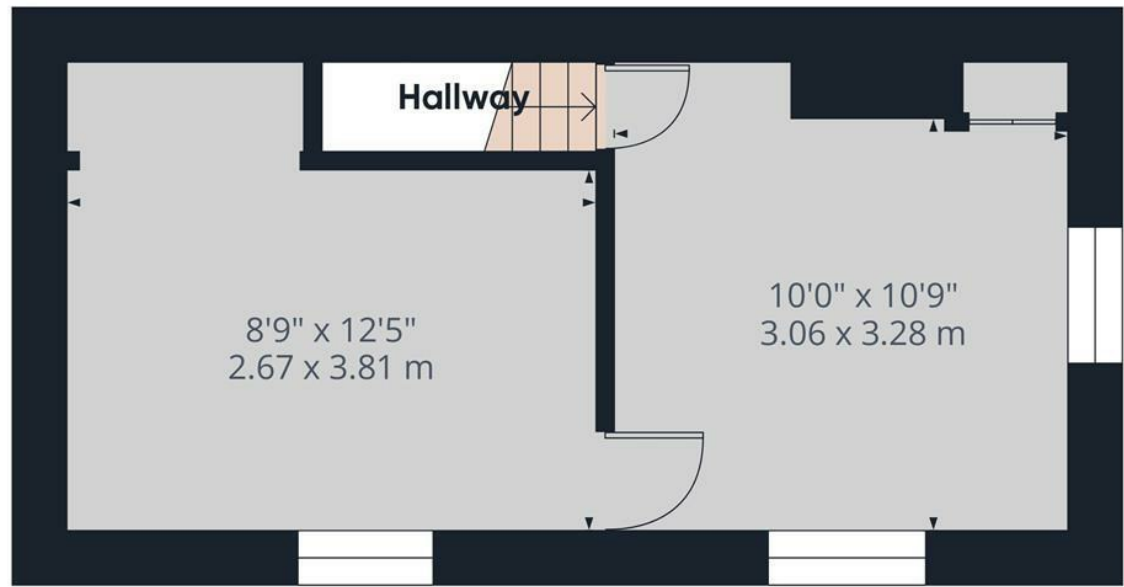
A further well-proportioned double bedroom offering versatile accommodation suitable as a guest room, home office, or principal bedroom.







Ground Floor



Floor 1

Approximate total area^m
 482 ft²
 44.7 m²

Reduced headroom
 7 ft²
 0.7 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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