



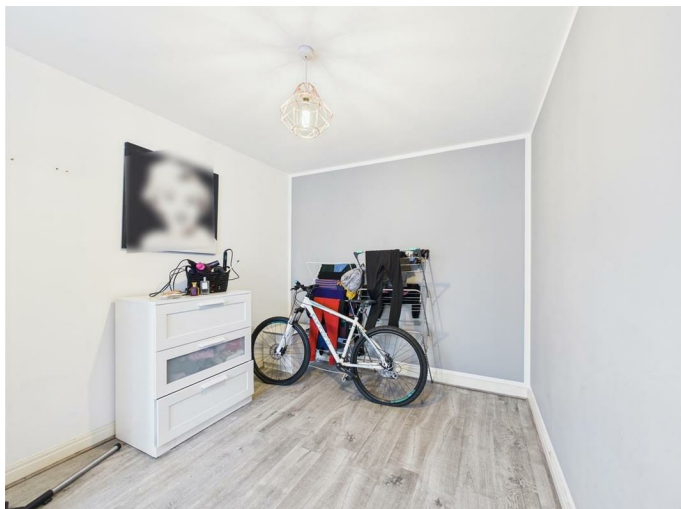
**25 The Featherworks, Boston, Lincolnshire, PE21 0AF**  
**Price £224,995**

**VENDOORS**  
ESTATE • AGENTS



## 25 The Featherworks, Boston, Lincolnshire, PE21 0AF

This well-maintained property offers a modern and spacious living environment. The ground floor boasts a lovely hallway with access to the dining room and kitchen, Bedroom 4 / Office and stairs to the first floor. The kitchen is seamlessly connected to the rear garden that is equipped with lovely patio. The first floor boasts two well proportioned bedrooms, a living room and family bathroom. The living room is very spacious, perfect for relaxing. On the third floor of the property, there is one very spacious double room with its own hallway area and large bathroom. The bathroom is equipped with both a bath and also a shower. The bedroom is bright, with large windows letting the sunlight through.



**Kitchen**

15'6" x 10'0" (4.72m x 3.05m)

Modern and spacious with sleek cabinetry and outdoor access.

**Living Room**

19'8" x 10'8" (5.99m x 3.25m)

Bright, spacious, and perfect for relaxing or entertaining.

**Dining Room**

13'2" x 8'7" (4.02 x 2.63)

Bright and versatile, perfect as a sitting area or home office.

**Hallway**

16'11" x 6'7" (5.17 x 2.01)

Lovely spacious entrance to the property

**Bedroom 1**

10'11" x 8'11" (3.34 x 2.73)

Bright and airy bedroom with ample space for comfort.

**Bedroom 2**

12'1" x 7'8" (3.69 x 2.35)

Lovely well proportioned bedroom.

**Bedroom 3**

14'6" x 12'3" (4.44 x 3.74)

Spacious bedroom positioned on the second floor, offering a conveniently located bathroom and hallway.

**WC**

5'1" x 3'0" (1.55 x 0.92)

Conveniently located WC

**Bathroom**

5'5" x 7'5" (1.66 x 2.28)

Lovely family bathroom

**Bathroom**

8'7" x 7'4" (2.64 x 2.24)

Spacious bathroom on the second floor including bath and shower.

**Description**

This well-maintained property offers a modern and spacious living environment. The ground floor boasts a

lovely hallway with access to the dining room and kitchen, and stairs to the first floor. The kitchen is seamlessly connected to the rear garden that is equipped with lovely patio. The first floor boasts two well proportioned bedrooms, a living room and family bathroom. The living room is very spacious, perfect for relaxing. On the third floor of the property, there is one very spacious double room with its own hallway area and large bathroom. The bathroom is equipped with both a bath and also a shower. The bedroom is bright, with large windows letting the sunlight through.



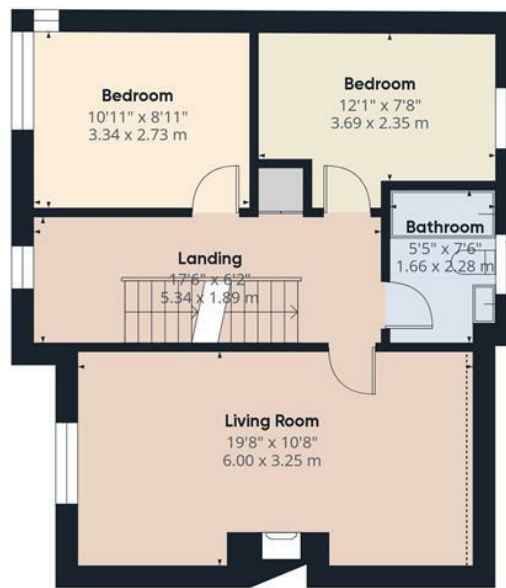








Ground Floor



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

1229.03 ft<sup>2</sup>

114.18 m<sup>2</sup>

**Reduced headroom**

3.75 ft<sup>2</sup>

0.35 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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