



Newland Broadfield Lane, Boston, PE21 8BQ
Asking price £130,000

Charming Semi-Detached House with Modern Upgrades and Prime Location

This delightful semi-detached house offers the perfect blend of modern living and convenience.

This is a fantastic investment opportunity for landlords looking to expand their portfolio.

Situated within walking distance to the train station and town centre, this property ensures easy access to local amenities and transport links.

The home features a private driveway for convenient off-street parking. Inside, the sleek, modern kitchen comes fully equipped with a built-in cooker, hob, and extractor fan. The spacious layout accommodates a dining table, making it a welcoming space for meals and gatherings.

The cosy lounge provides a comfortable area to relax. Upstairs, there are two generously sized double bedrooms, offering plenty of space and comfort.

Outside, the fenced rear garden, mostly laid to lawn, offers privacy and a serene outdoor space. This property is currently tenanted, making it an excellent investment opportunity with tenants in situ.

Ideal for investors or homeowners alike, this property combines comfort, style, and a prime location.



Hallway

7'1" x 4'7" (2.16 x 1.42)

Entrance hall, doors leading to Kitchen and bathroom

Bathroom

7'3" x 5'1" (2.23 x 1.55)

Shower, sink and toilet

Kitchen

14'8" x 10'9" (4.48 x 3.30)

Beautifully fitted kitchen, modern style units, Built in cooker, hob and extractor fan. Dining area.

Lounge

9'3" x 11'1" (2.83 x 3.38)

Parquet wood flooring, Fireplace, window

Bedroom 1

11'10" x 11'1" (3.61 x 3.39)

Bedroom 1, Carpet, window overlooking front area

Bedroom 2

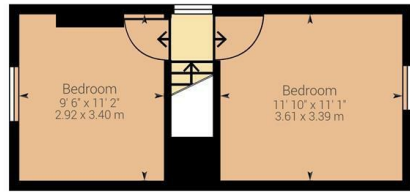
9'6" x 11'1" (2.92 x 3.40)

Window overlooking rear garden

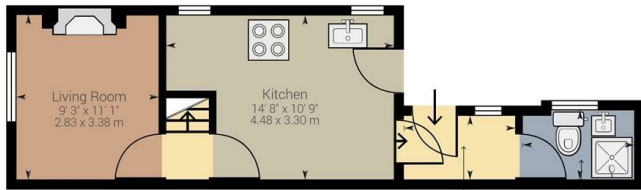








1st Floor



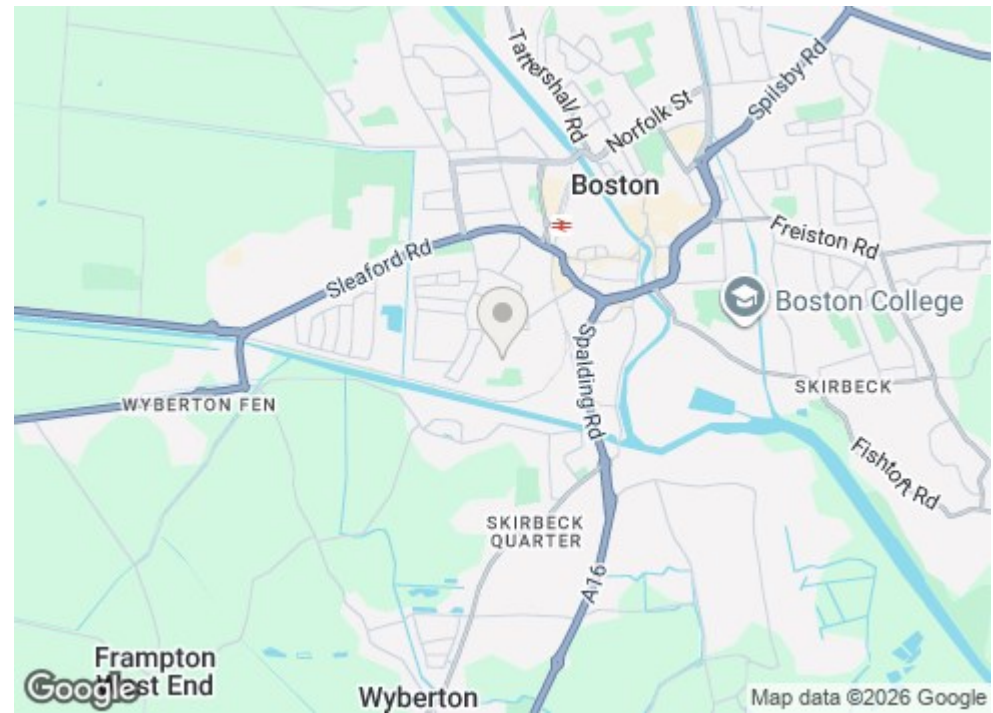
Ground Floor

Hallway
7'0" x 4'7"
2.16 x 1.42 m

Bathroom
7'3" x 5'1"
2.23 x 1.56 m

Approximate net internal area: 579.84 ft² / 53.87 m²
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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