

40 Copper Gardens, Boston, PE21 9FB
£240,000

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Situated within the popular Copper Gardens development in Boston, this attractive modern three-bedroom semi-detached home offers well-presented accommodation, making it an ideal purchase for first-time buyers, growing families or those looking to downsize.

The ground floor comprises a welcoming entrance hallway, a spacious and comfortable living room, a convenient cloakroom/WC and a contemporary fitted kitchen with a range of modern units and integrated cooking appliances. French doors open onto the rear garden, creating an excellent space for everyday living and entertaining.

To the first floor, the property benefits from three well-proportioned bedrooms, with the principal bedroom enjoying the added advantage of an en-suite shower room. A modern family bathroom completes the first-floor accommodation.

Externally, the property benefits from a private driveway providing off-road parking, a detached garage and a garden offering space to relax and enjoy the outdoors.

Location is another key feature, with Boston town centre within convenient reach, offering a variety of shops, cafés, restaurants and everyday amenities. Boston railway station is also approximately 1.25 miles away, providing convenient connections towards Grantham and Skegness. A selection of local schools and other amenities are also nearby.

An excellent opportunity to acquire a modern and well-designed family home in a convenient location, combining comfortable living accommodation with excellent access to the amenities of Boston. Early viewing is highly recommended.











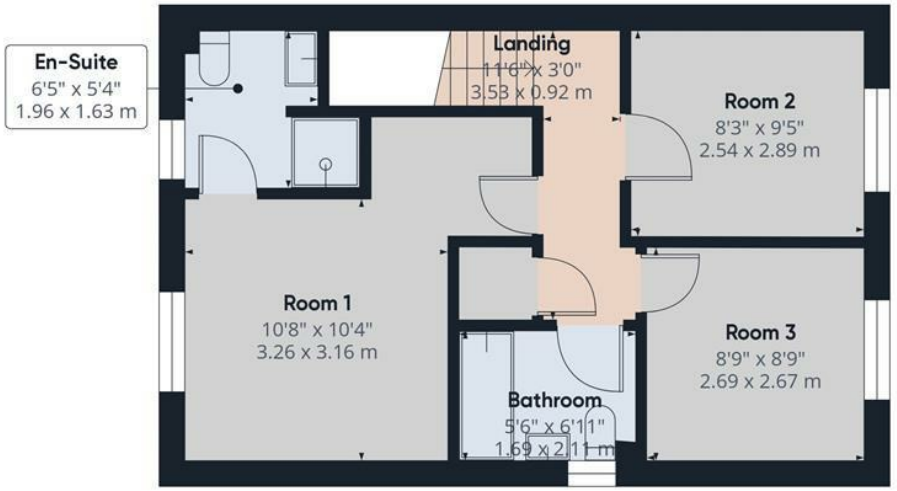








Ground Floor



Floor 1

Approximate total area(1)

873.81 ft²

81.18 m²

Reduced headroom

12.3 ft²

1.14 m²

(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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