



38 Orchard Street, Boston, PE21 8PL
Offers invited £140,000

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This delightful Three-bedroom end terraced house offers a well-proportioned living space over two floors. The ground floor features a comfortable living room, a modern kitchen, a functional laundry room, and a compact bathroom, while the first floor includes a spacious 3 bedroom with a landing that offers access to all upstairs rooms. The home is located in a traditional, red-brick terraced street, presenting a charming exterior with a well-maintained front garden. The layout is both practical and cosy, making it ideal for individuals or small families seeking a home with character in a welcoming neighbourhood.



Summary

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Kitchen

7'3" x 9'0" (2.21 x 2.75)

Compact and functional, with ample counter space and direct access to the utility areas

Living Room

11'10" x 11'10" (3.61 x 3.62)

A central, bright space ideal for relaxing or entertaining, featuring dual front-facing windows.

Laundry Room

4'2"x.5'10" (1.28x.1.8)

A small but efficient area for appliances and storage, tucked behind the kitchen.

Bathroom

6'9" x 4'2" (2.06 x 1.29)

A compact, ground-floor bathroom equipped with essential fittings and positioned near the back entrance.

Bedroom

11'11" x 11'8" (3.64 x 3.57)

A well-sized front-facing bedroom with excellent natural light.

Bedroom

11'11" x 11'8" (3.65 x 3.58)

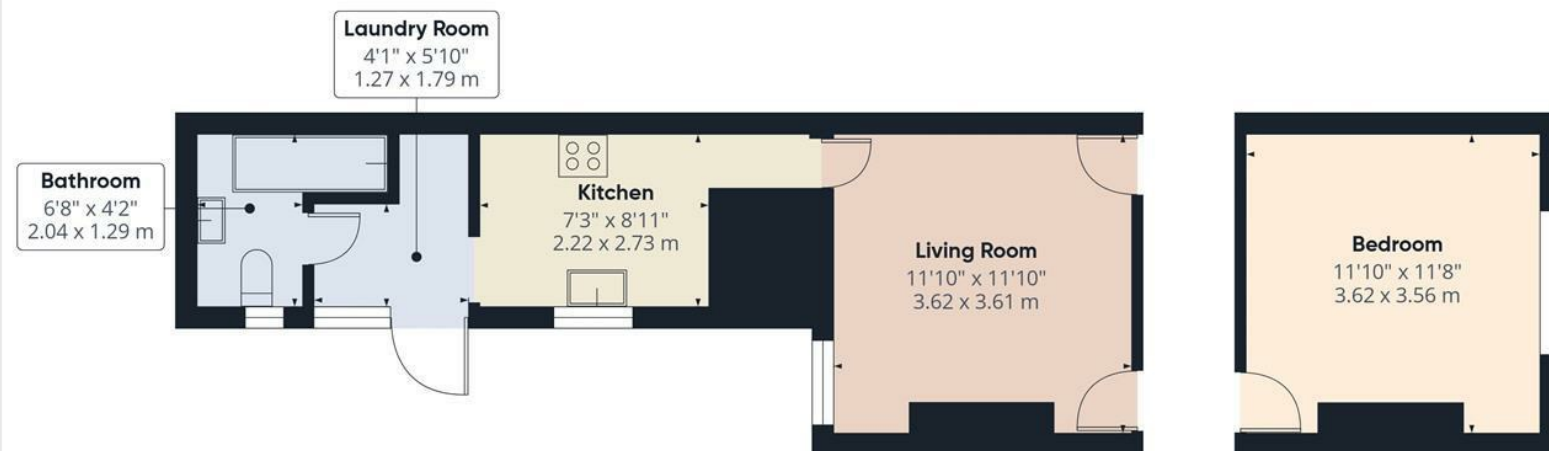
Spacious and private, perfect as a primary or guest bedroom.

Bedroom

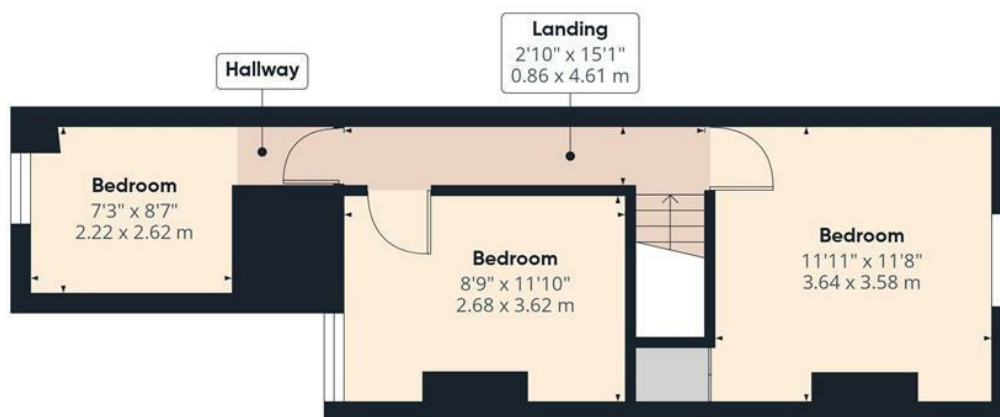
Single bedroom







Ground Floor



Floor 1

Approximate total area⁽¹⁾

782 ft²

72.6 m²

(1) Excluding balconies and terraces

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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