



Jabbeke Wainfleet Road, Boston, PE21 9RW
Guide price £250,000



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Situated on the outskirts of the town centre and conveniently located close to the local hospital, this detached bungalow offers spacious and versatile accommodation extending to approximately 1,583 sq ft. The property comprises two well-proportioned bedrooms, a generous reception room, fitted kitchen, family bathroom, separate utility room and a useful sunroom providing additional living space. Externally, there is a generous gravelled frontage offering ample off-road parking, together with an integral garage. Requiring some modernisation, the property presents an excellent opportunity for purchasers looking to create a home to their own taste, with spacious accommodation and plenty of potential in a convenient location.



Bedroom One

13'9" x 13'9" (4.21m x 4.20m)

A well-proportioned double bedroom offering comfortable accommodation.

Bedroom Two

11'9" x 13'9" (3.60m x 4.21m)

A spacious bedroom with ample room for bedroom furniture.

Reception Room

13'9" x 24'4" (4.20m x 7.42m)

An additional reception area providing versatile living space.

Sunroom

10'2" x 15'10" (3.11m x 4.85m)

An additional reception area providing versatile living space.

Kitchen

8'8" x 14'9" (2.65m x 4.52m)

Fitted with a range of units and work surfaces, with access towards the utility area.

Bathroom

5'10" x 11'3" (1.79m x 3.44m)

Fitted with a bath, separate shower enclosure, wash basin and WC.

WC

5'2" x 4'8" (1.59m x 1.43m)

A separate cloakroom fitted with a WC and wash basin.

Garage

8'0" x 19'0" (2.46m x 5.81m)

An integral garage suitable for vehicle storage, equipment or additional storage.

Utility Room

7'10" x 10'3" (2.41m x 3.14m)

Providing additional space for laundry appliances and household storage.

Garage

8'0" x 19'0" (2.46m x 5.81m)

An integral garage suitable for vehicle storage, equipment or additional storage.





WC
5'2" x 4'8"
1.59 x 1.43 m



Approximate total area⁽¹⁾

1583 ft²

147 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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