



**38 Orchard Street, Boston, PE21 8PL**  
**Offers invited £115,000**



**VENDOORS**  
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## 38 Orchard Street, Boston, PE21 8PL

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" (1.28 x 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)

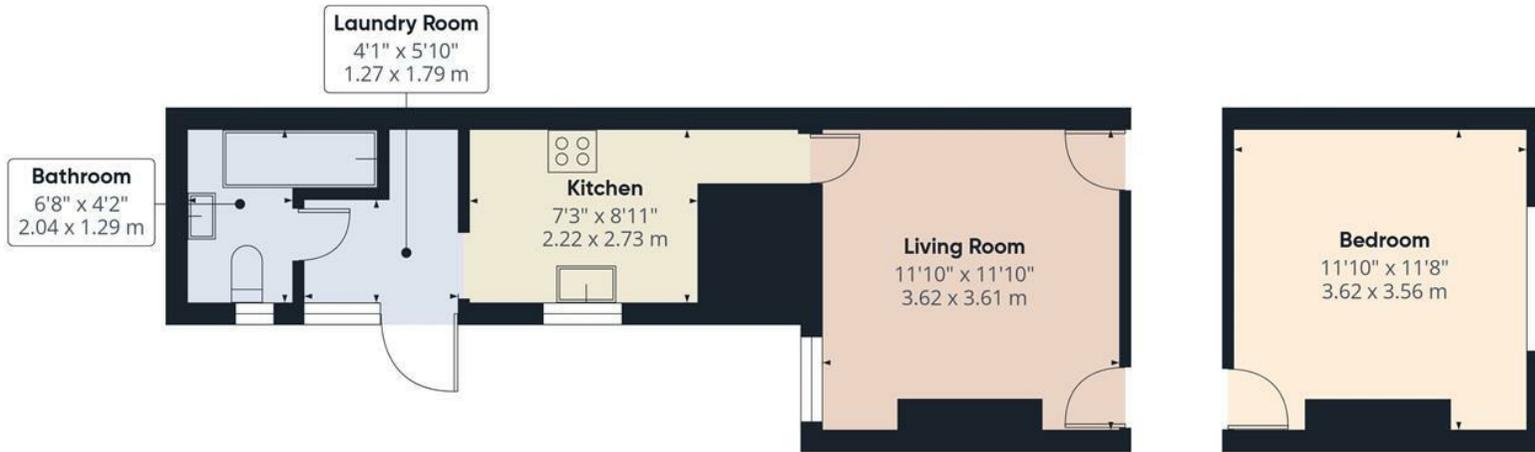
Spacious and private, perfect as a primary or guest bedroom.

## Bedroom

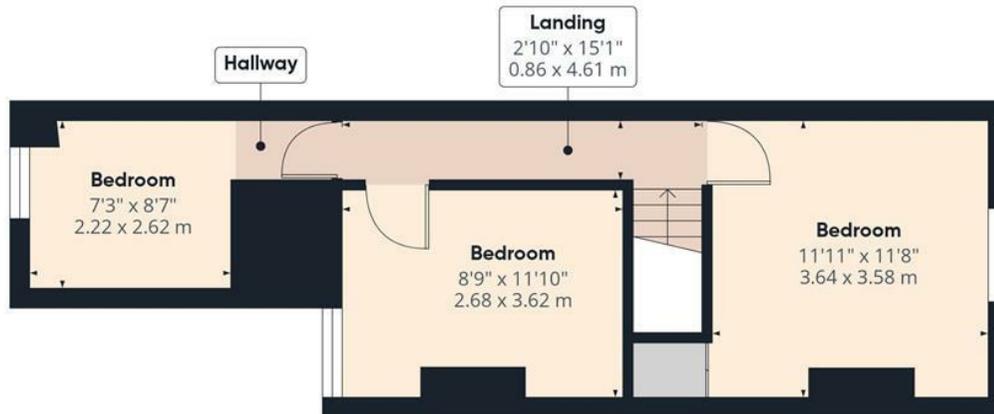
Single bedroom







Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
782 ft<sup>2</sup>  
72.6 m<sup>2</sup>

(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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