



13 Armtree Road, Langrick, Boston, PE22 7AQ
Guide price £145,000



VENDOORS
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This well-presented two-bedroom semi-detached home offers comfortable living with a practical layout and a good balance of indoor and outdoor space. Featuring a driveway for off-road parking, a private garden with a versatile garden room/summer house, and a modern interior, it's ideal for first-time buyers, small families, or downsizers looking for a manageable home in a convenient location.



Entry

2'11" x 3'0" m (0.90 x 0.93 m)

Compact entrance area leading into the main hallway.

Hallway

11'8" x 2'10" m (3.58 x 0.88 m)

Central corridor connecting all main rooms efficiently.

Living Room

12'2" x 11'3" m (3.72 x 3.44 m)

Bright and spacious main living area, ideal for relaxing or entertaining.

Kitchen

7'4" x 8'0" m (2.24 x 2.44 m)

Practical fitted kitchen with worktops and space for appliances, overlooking the garden.

Bathroom

4'11" x 8'0" m (1.52 x 2.44 m)

Wet Room

Bedroom 1

10'4" x 11'4" m (3.16 x 3.47 m)

Larger double bedroom with ample room for wardrobes and storage.

Bedroom 2

6'8" x 11'4" (2.04 x 3.47)

Second bedroom, suitable for a guest room, child's room, or study.

Garden

Private rear garden with lawn and patio areas, offering outdoor relaxation space.

Garden Room / Summer House

Useful outbuilding for hobbies, storage, or home working.

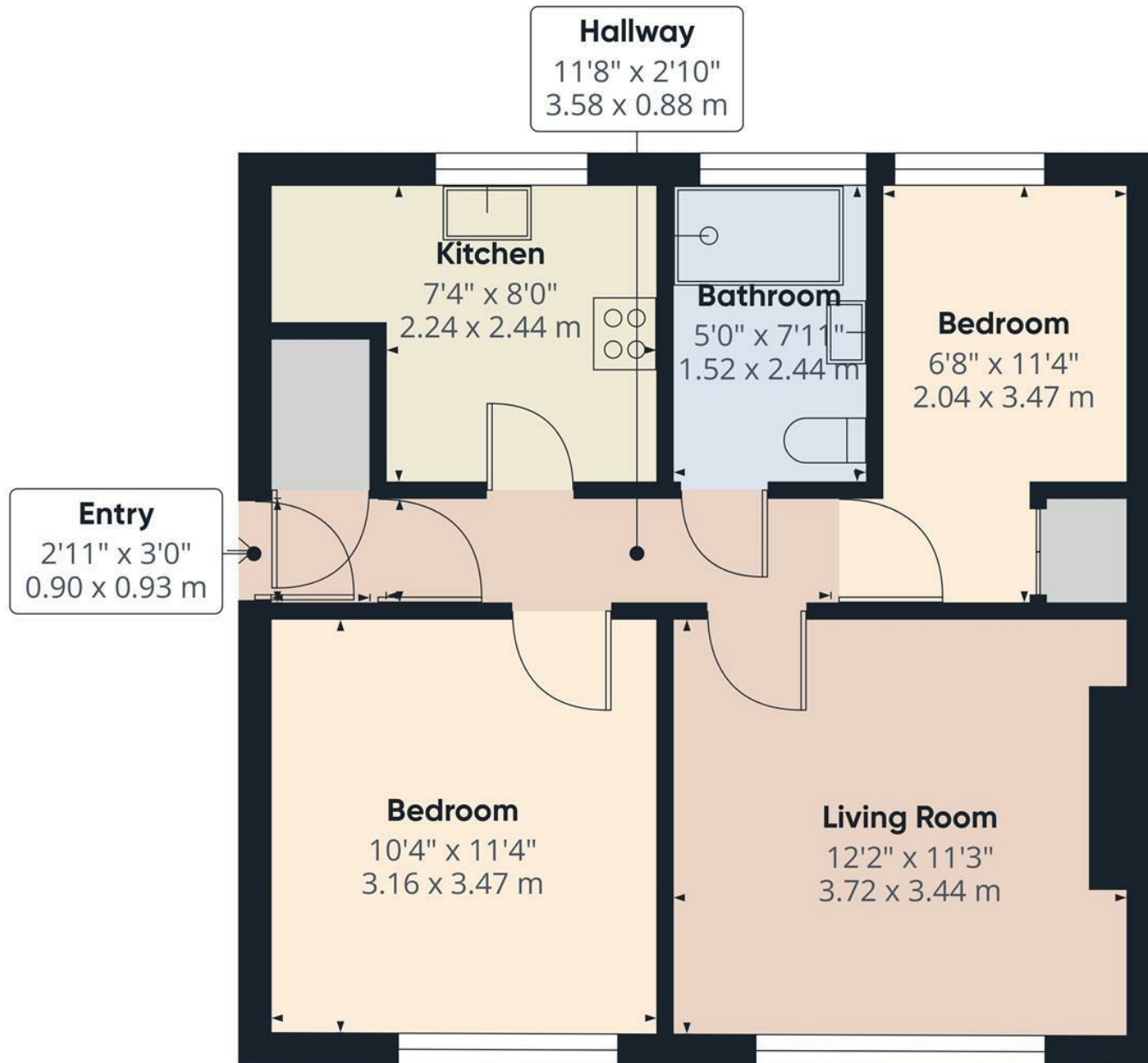
Driveway

Large driveway for 3 vehicles.





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Approximate total area⁽¹⁾

499 ft²

46.4 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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