



7 Longview Terrace, Boston, PE21 8FH
Offers in the region of £195,000



Welcome to this contemporary mid-terrace townhouse, built in 2015, offering spacious and modern accommodation spread over three floors. This beautifully designed home features:

Four Bedrooms: Ample space for a growing family or guests.

Bedroom 1 and Bedroom 2: Both equipped with two Juliet balconies, allowing for plenty of natural light and a touch of elegance.

Bedroom 3: Comes with an en-suite bathroom for added convenience.

Bathrooms: A family bathroom serves the household, ensuring comfort and functionality.

Living Spaces: A modern layout designed for comfort and style.

Enclosed Rear Garden: Perfect for outdoor entertaining, gardening, or a safe play area for children.

Parking: Convenient 2 parking spaces included.

This property is ideally located within walking distance to the town centre and the train station, making commuting and access to amenities effortless.

Boston offers a variety of shops, restaurants, and reputable local schools, providing everything you need within easy reach.

Additional Benefits:

No onward chain, facilitating a smoother buying process.

This townhouse perfectly combines modern living with convenience, making it an ideal choice for families, professionals, or investors. Don't miss the opportunity to make this stunning property your new home. Contact us today to arrange a viewing!



Entrance Hall

17'9" x 6'2" (5.43 x 1.90)

Stairs to First Floor, access to WC and kitchen / living room

WC

5'9" x 2'9" (1.76 x 0.84)

Toilet and sink.

Living Room

14'7" x 14'11" (4.45 x 4.57)

Open plan Living Room, Dining area and Kitchen. Patio Doors to rear garden.

Kitchen

12'0" x 8'4" (3.67 x 2.55)

Fully fitted kitchen, a good range of kitchen cupboards. Fitted cooker, hob and extractor fan. Space for Washing machine, Dishwasher and Fridge/Freezer.

First Floor Landing

11'5" x 3'3" (3.49 x 1.01)

First floor landing leads to Bedroom 1 and 2, and family bathroom. Airing Cupboard

Bedroom 1

10'5" x 14'11" (3.20 x 4.56)

Good size bedroom, bright and airy, 2 Juliet balconies which overlook the rear garden.

Family Bathroom

7'5" x 14'11" (2.28 x 4.55)

Family bathroom comprises of a full bath with shower over, sink and WC.

Bedroom 2

9'4" x 14'11" (2.85 x 4.55)

Bedroom 2 has ample light due to the 2 Juliet balconies.

Second Floor Landing

7'5" x 3'1" (2.27 x 0.96)

Landing with access to the 2 bedrooms and storage cupboard

Bedroom 3

10'5" x 14'10" (3.19 x 4.54)

Good size bedroom, 2 large windows offer plenty of light, En-suite bathroom

En-Suite

4'10" x 7'5" (1.49 x 2.27)

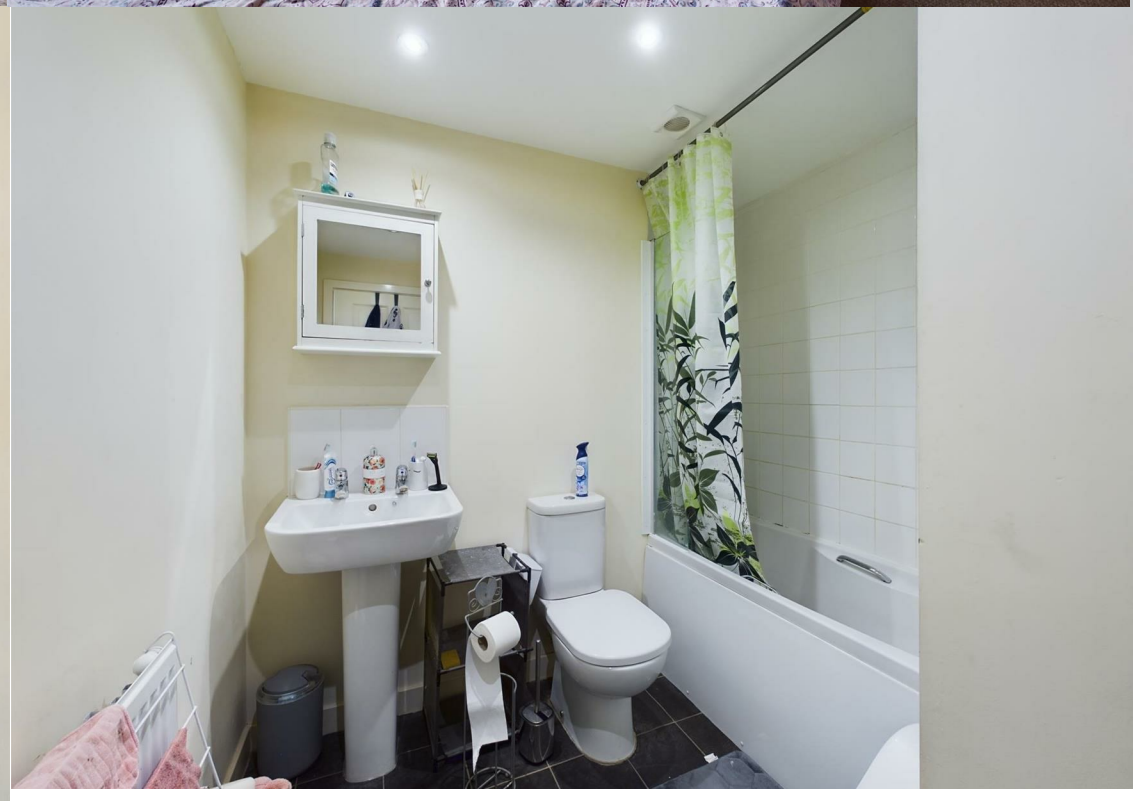
En-Suite shower room, with Sink, WC and Shower

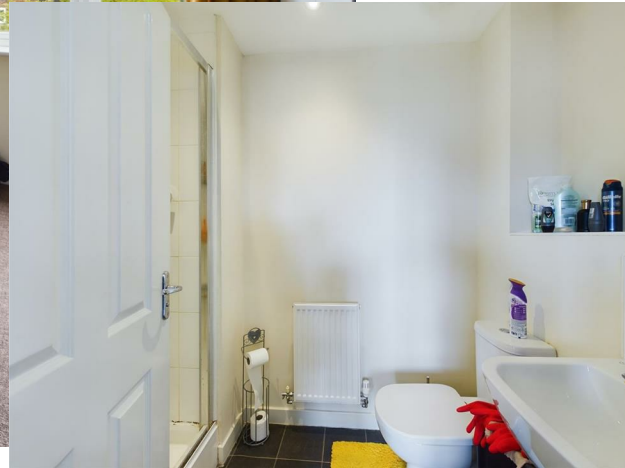
Bedroom 4

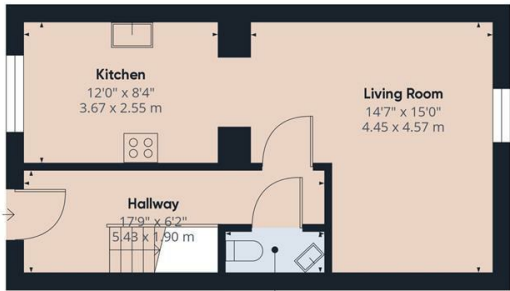
9'4" x 14'10" (2.85 x 4.53)

2 large windows offer plenty of light to this bedroom.









WC
5'9" x 2'9"
1.76 x 0.84 m

Ground Floor



Floor 1



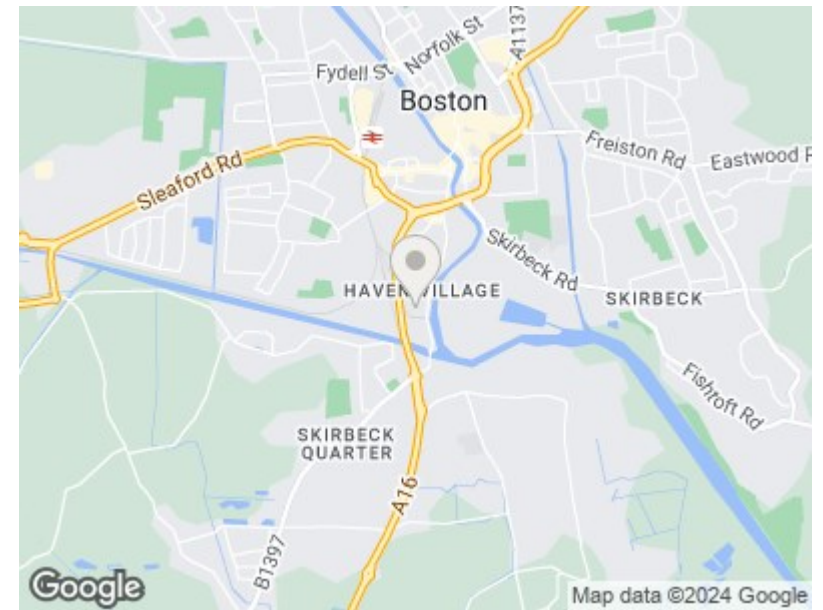
Floor 2

Approximate total area⁽¹⁾
1191.38 ft²
110.68 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	