



**5 Yew Tree Grove, Boston, PE21 0DA**  
**Offers in the region of £177,000**



## Summary

This modern, two-bedroom detached bungalow is located in a peaceful and sought-after cul-de-sac, just a short distance from the amenities of Boston town centre. The property features a spacious kitchen diner, a comfortable lounge, two bedrooms, a family bathroom, ample off-road parking, and a detached garage, all set within low-maintenance gardens.

## Description

Located in a quiet and popular cul-de-sac, this modern two-bedroom detached bungalow is ideally situated close to the amenities of Boston town centre. The accommodation briefly includes a large kitchen diner, a cozy lounge, an inner hall, two bedrooms, and a family bathroom. Externally, there is generous off-road parking, a detached garage, and low-maintenance gardens to the side and rear. The property is offered with no onward chain, making it an ideal opportunity for prospective buyers. Early viewing is strongly recommended.



### **Kitchen / Diner**

19'1" x 11'8" (5.84 x 3.58)

Fitted kitchen with a range of wall and base units. Integral Cooker and hob. Space for fridge, freezer and washing machine. Door to drive and door to garage. Laminate Flooring

### **Lounge**

16'11" x 12'3" (5.16 x 3.74)

Lounge has a large window overlooking the front elevation, door to hallway. Carpets

### **Hallway**

2'11" x 5'8" (0.91 x 1.73)

Access to lounge, bathrooms and bedrooms. Carpet

### **Bedroom 1**

13'1" x 9'1" (3.99 x 2.79)

Bedroom 1, large window overlooking the garden, Built in storage cupboard. Carpets

### **Bedroom 2**

9'11" x 10'0" (3.04 x 3.06)

Bedroom 2, also has a storage cupboard and window overlooks the garden

### **Bathroom**

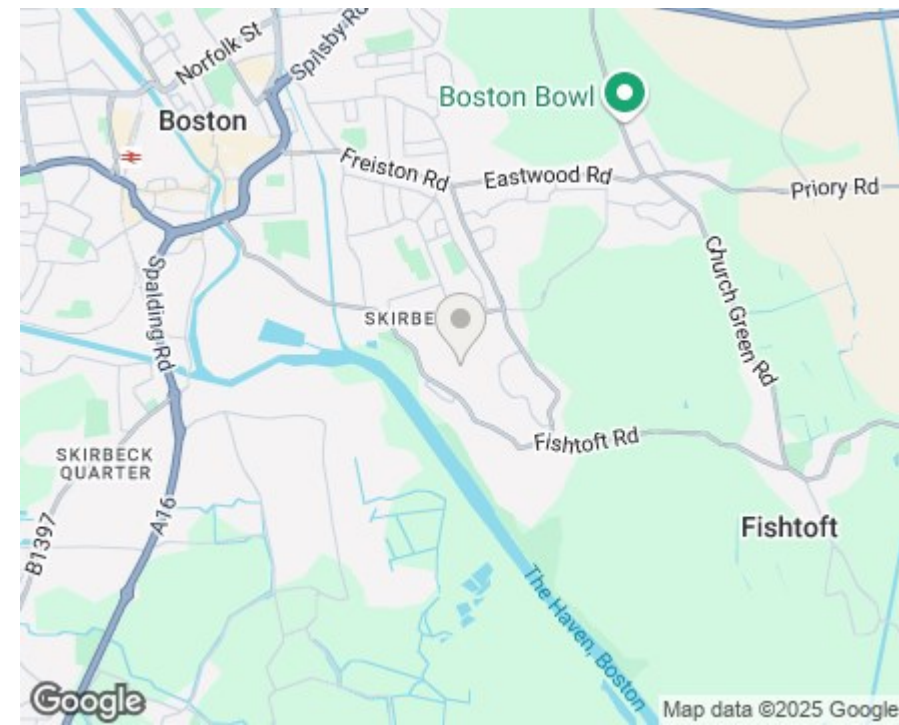
8'5" x 5'5" (2.59 x 1.67)

Bathroom is fitted with a bath, with shower over, sink and wc, heated towel rail.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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