



**11 Horace Street, Boston, PE21 8PD**  
**Price £135,950**



The ground floor boasts a welcoming lounge, a dedicated dining room perfect for family gatherings, and a fitted kitchen with ample storage. A utility room and family bathroom add to the convenience. Upstairs, the first floor accommodates three well-proportioned bedrooms, offering plenty of space for tenants.

The highlight of the property is the expansive rear garden, thoughtfully designed with a combination of lush lawn and a patio area, providing an ideal outdoor space for relaxation or entertaining.

This property is exclusively available to investors. Don't miss this opportunity to secure a solid asset with great returns. Contact us today for more details.



### Entrance Hall

2'8" x 9'7" (0.82 x 2.94)

Entrance hallway leads to lounge, and dining room

### Dining Room

13'1" x 11'10" (4.00 x 3.63)

Leads onto the kitchen and stairs to first floor.

### Kitchen

7'10" x 12'3" (2.41 x 3.74)

Fitted kitchen, with a range of base and wall units

### Bathroom

7'8" x 9'3" (2.35 x 2.83)

Bathroom comprises of a bath, sink and wc

### Lounge

10'0" x 11'3" (3.07 x 3.45)

Current tenants use this as a bedroom. Bay window offers ample light to the room.

### Rear Hallway

3'7" x 18'8" (1.11 x 5.71)

Hallway leads to Utility area, and rear garden.

### Bedroom

13'2" x 11'4" (4.02 x 3.46)

### Bedroom

10'1" x 11'10" (3.09 x 3.63)

### Bedroom

7'10" x 12'3" (2.40 x 3.74)













