



46 Windsor Bank, Boston, PE21 0JD
£159,950

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Spacious 5-Bedroom Mid-Terrace Home – Prime Location

Vendoors are delighted to present this spacious five-bedroom mid-terrace home, ideally situated within walking distance to the town centre and offering excellent convenience to local amenities. This well-proportioned property boasts gas central heating and uPVC windows and doors, ensuring comfort and energy efficiency. Internally, the accommodation is spread across three floors, offering ample space for families or investors. The ground floor comprises an entrance hall, open-plan lounge diner, fitted kitchen, a downstairs bathroom, and a spacious utility room. The kitchen provides access to a large patio garden, perfect for outdoor living. The first floor features two well-sized bedrooms and a modern family bathroom, while the second floor houses two additional rooms, making it ideal for a growing family or flexible use as a home office or guest rooms. Externally, the property benefits from front and rear gardens, adding to its appeal.



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Living Room
(12'0" x 15'1") ((3.67m x 4.60m))



A bright and spacious reception area, perfect for family gatherings.

Bedroom 1
10'6" x 11'7" (3.22m x 3.55m)



A generous double bedroom located on the ground floor.

Kitchen
14'6" x 8'8" (4.42m x 2.65m)



Well-equipped kitchen with access to the patio garden.

Downstairs Bathroom
6'6" x 5'7" (2.00m x 1.71m)



Utility Room
6'6" x 10'0" (2.00m x 3.05m)



A spacious area for laundry and storage.

Bedroom 2
11'11" x 14'5" (3.64m x 4.40m)



A large double bedroom with ample space.







Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1361.31 ft²

126.47 m²

Reduced headroom

1.07 ft²

0.1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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