



**2 Dover Terrace, Boston, Lincolnshire, PE21 8FG**  
**Price £179,950**

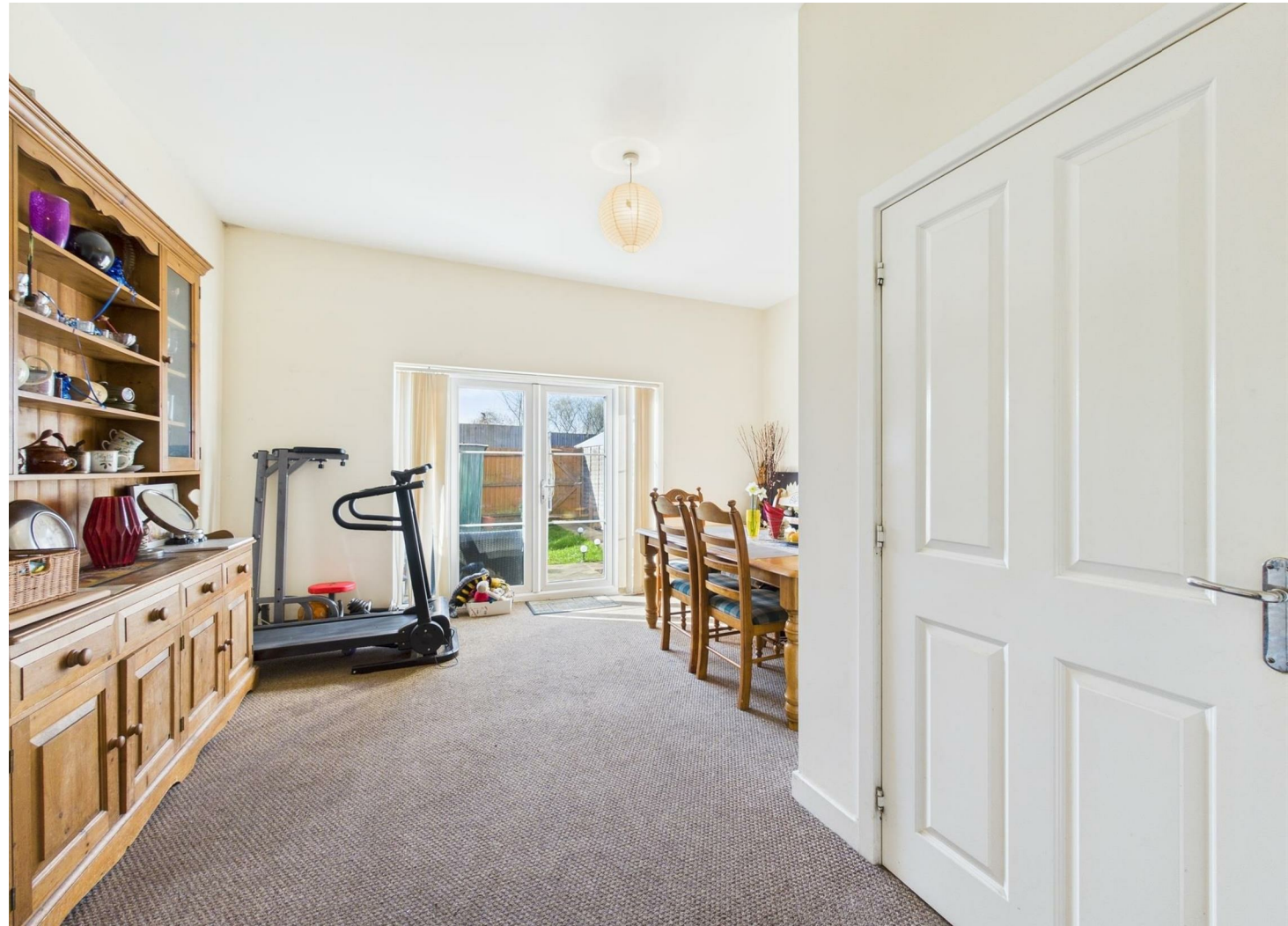


## 2 Dover Terrace, Boston, Lincolnshire, PE21 8FG

Welcome to this beautifully designed four-bedroom, three-story home, offering a perfect blend of space, comfort, and modern living. Spanning approximately 1145.28 sq. ft. (106.4 m<sup>2</sup>), this property is ideal for families or professionals seeking a spacious home with excellent amenities.

The ground floor features an inviting open-plan living space, a well-equipped kitchen, and a convenient WC. The first floor offers two generous bedrooms and a modern bathroom, while the top floor presents two additional spacious bedrooms and a second bathroom, ensuring maximum comfort and privacy.

Stepping outside, the property benefits from a private garden, featuring a well-maintained lawn and a handy storage shed—perfect for gardening tools or outdoor equipment. Additionally, allocated parking at the rear provides convenience for homeowners and guests alike.



## Kitchen

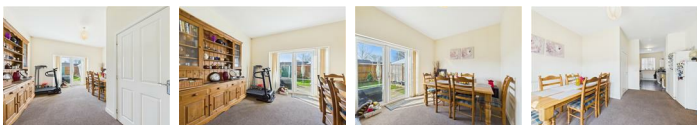
12'0" m x 8'4" m (3.66 m x 2.55 m)



Modern and functional kitchen with ample counter space and storage.

## Living Room

14'7" m x 14'11" m (4.47 m x 4.56 m)



Spacious, light-filled area with double doors leading outside.

## Hallway

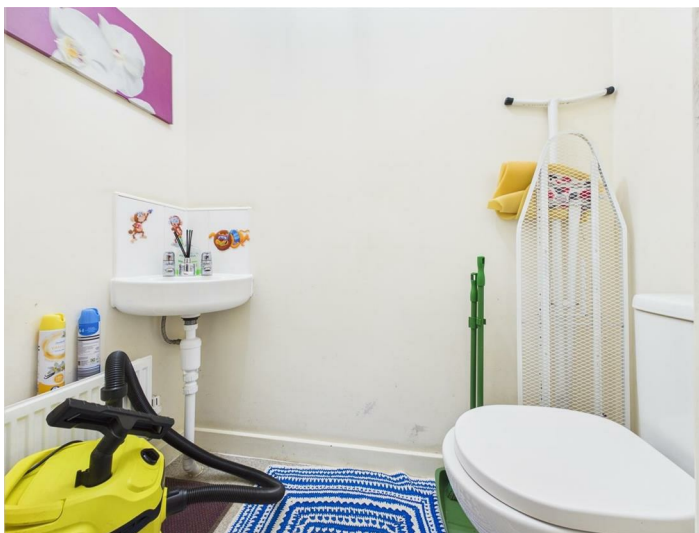
17'10" m x 6'3" m (5.46 m x 1.91 m)



Welcoming entrance space connecting the rooms.

## WC

5'8" m x 2'9" m (1.74 m x 0.85 m)



Convenient downstairs toilet with compact design.

## Bedroom 1

10'5" m x 14'10" m (3.20 m x 4.54 m)

Large double bedroom with plenty of natural light.

## Bedroom 2

9'4" m x 14'11" m (2.87 m x 4.56 m)

Well-sized room, perfect as a guest or children's bedroom.

## Bathroom

7'5" m x 4'7" m (2.28 m x 1.41 m)

Stylish and modern with essential fittings.

## 1st Floor Landing

14'5" m x 9'11" m (4.41 m x 3.03 m)

Spacious connecting area with staircase access.

## Bedroom 3

10'6" m x 14'11" m (3.22 m x 4.55 m)

Generous bedroom with ample space for furniture.

## Bedroom 4

9'2" m x 14'11" m (2.81 m x 4.56 m)

Bright and airy room, suitable for multiple uses.

## En-suite

5'0" m x 7'3" m (1.54 m x 2.23 m)

Convenient second-floor en-suite bathroom for added comfort.

## Top Floor Landing

(8'9" m x 3'1" m ((2.67 m x 0.94 m)

Small yet functional space connecting upper rooms.

## Private garden

Well-maintained lawn, perfect for relaxation or outdoor activities.

## Allocated parking

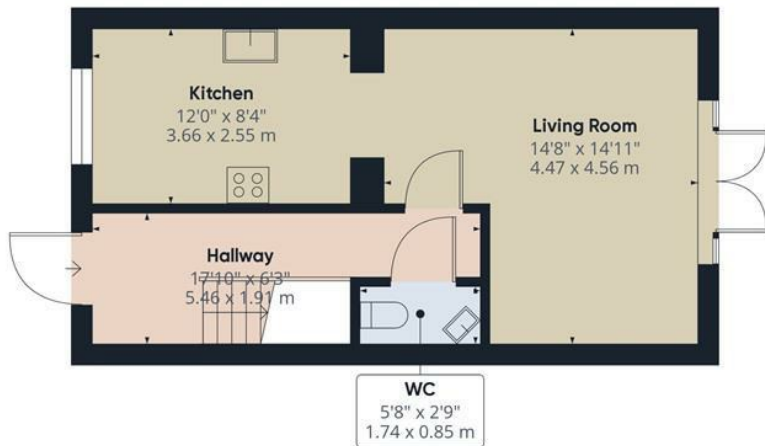
Convenient private parking space at the rear of the property.



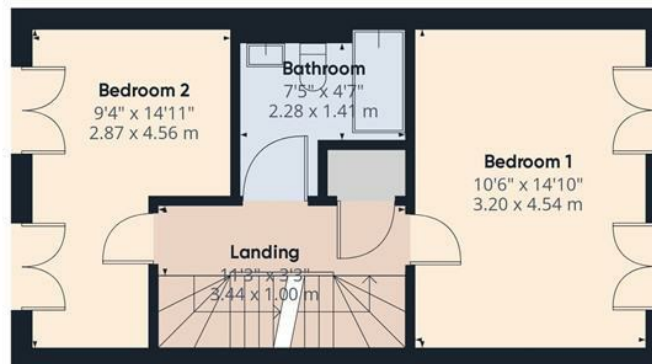




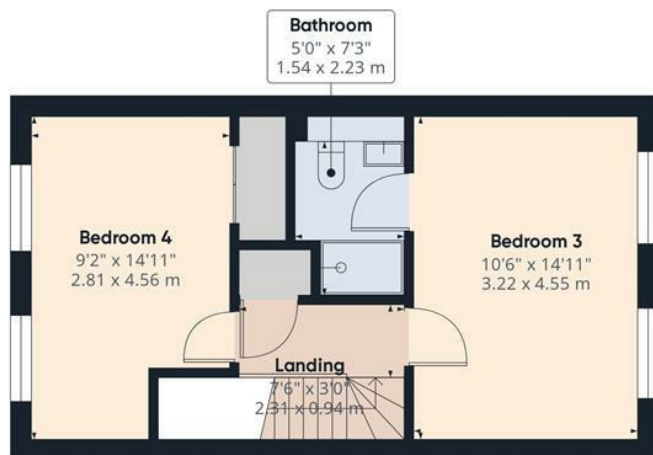




Ground Floor



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

1145.28 ft<sup>2</sup>

106.4 m<sup>2</sup>

(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.

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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