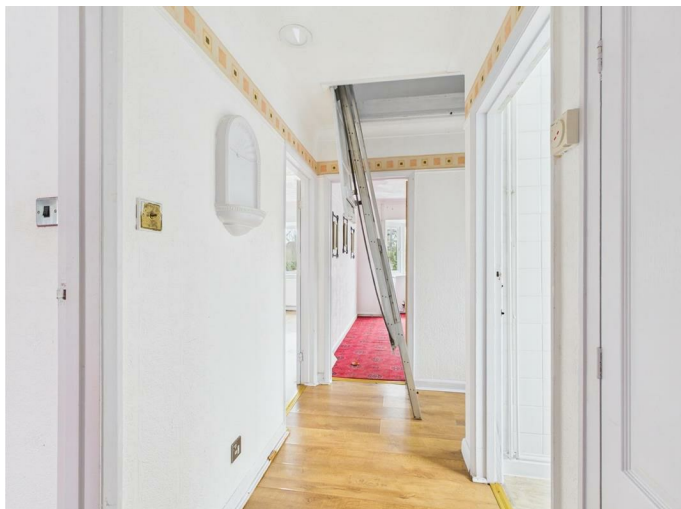




Charmayne Broadfield Lane, Boston, PE21 8BQ
Offers invited £189,950

Charmayne Broadfield Lane, Boston, PE21 8BQ

This home offers a blend of character, space, and outdoor charm, making it a fantastic opportunity for buyers looking for a unique and functional living space.



Summary

This delightful bungalow offers a picturesque setting with a serene pond at the front, a garage, and a driveway to the left. Inside, you'll find two large bedrooms with built-in wardrobes, a bright living room with a fireplace, and a family bathroom with a shower over the bath. The spacious kitchen boasts ample storage and leads to a well-lit dining room with patio doors opening to the lush garden. The converted loft adds two additional rooms with laminate flooring. The expansive garden features mature trees and a built-in brick fireplace/grill—perfect for outdoor entertaining. Don't miss this unique home!

Living Room

17'8" x 11'5" (5.41 x 3.48)

A bright and spacious lounge area with a central fireplace.

Bedroom 1

12'4" x 9'8" (3.78 x 2.96)

A comfortable bedroom with built-in wardrobe space.

Bedroom 2

11'11" x 8'11" (3.64 x 2.73)

Another well-sized bedroom with ample storage.

Kitchen

7'5" x 11'9" (2.28 x 3.60)

A functional and well-lit kitchen with generous counter space.

Dining Room

10'7" x 14'2" (3.24 x 4.32)

A separate dining area with patio doors opening to the garden.

Family Bathroom

7'5" x 5'5" (2.27 x 1.67)

Fitted with a bathtub and shower combination.

Hallway

10'10" x 3'10" (3.31 x 1.19)

Connects all key rooms on the ground floor.

Loft Room 1

15'2" x 10'11" (4.64 x 3.35)

A versatile space, ideal as an extra bedroom or office.

Loft Room 2

10'5" x 10'9" (3.19 x 3.28)

Another adaptable room with modern laminate flooring.

Landing

3'9" x 10'8" (1.15 x 3.26)

Central access point for the loft rooms.

Front Garden & Pond

A peaceful water feature adding to the home's picturesque appeal.

Driveway & Garage

Located to the left, providing off-street parking and storage.

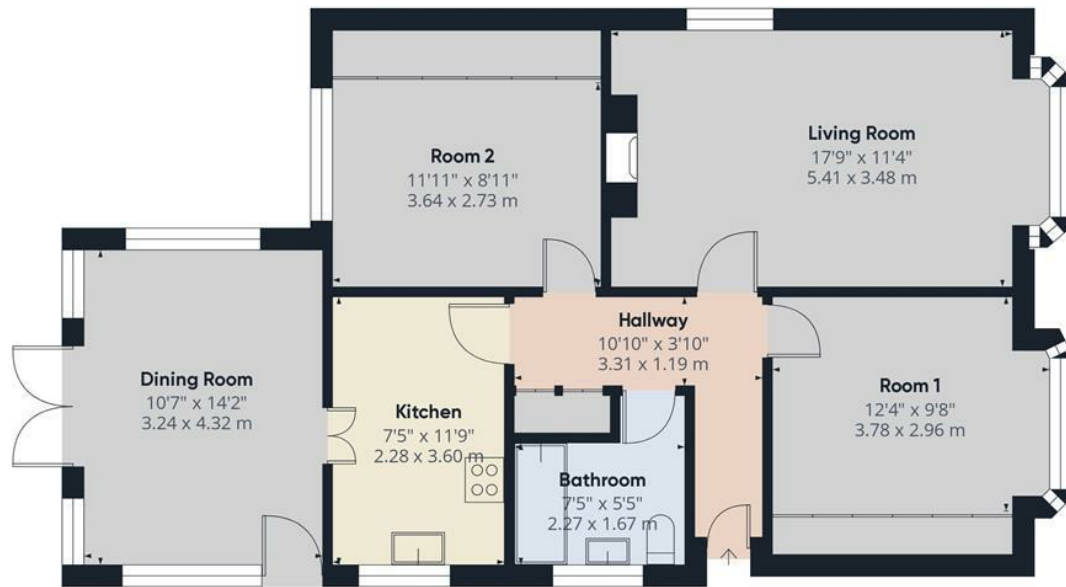
Rear Garden

A large, lush outdoor space with mature trees and a built-in brick fireplace/grill, perfect for entertaining

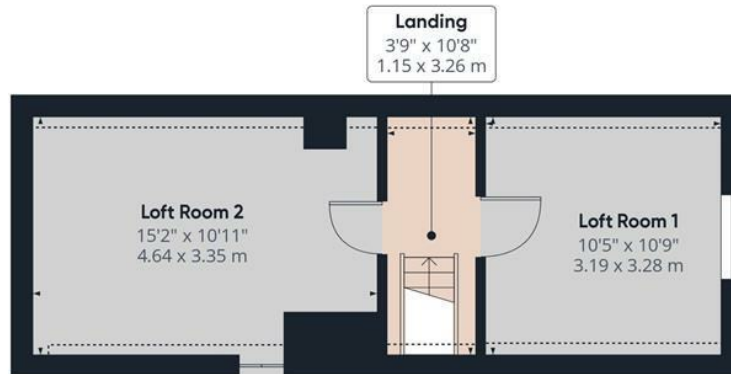
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1145.06 ft²

106.38 m²

Reduced headroom

23.08 ft²

2.14 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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