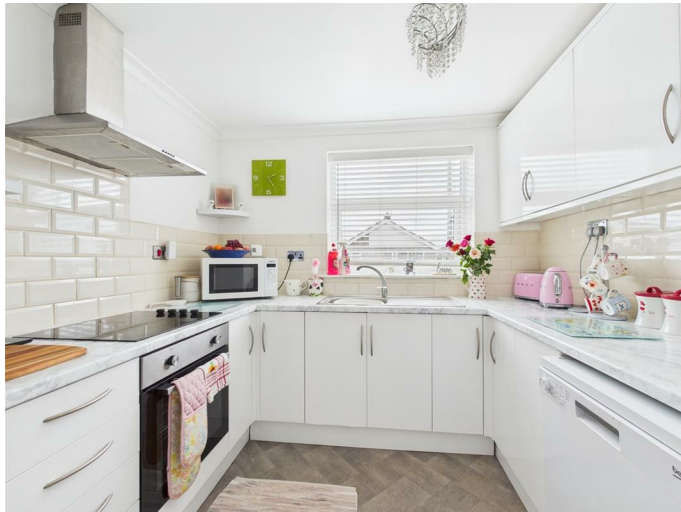




48 Acacia Way, Boston, PE21 8AY
£215,000

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Situated in the centre of Boston, Lincolnshire, this home offers a spacious and versatile layout designed for modern living. Bright and airy throughout, the property features generous reception areas, practical utility spaces, and two sunrooms that provide excellent flexibility for relaxing or entertaining. With its central location and well-planned interior, this is a home that combines convenience with comfort. Generously sized garden.



Summary

Situated in the centre of Boston, Lincolnshire, this home offers a spacious and versatile layout designed for modern living. Bright and airy throughout, the property features generous reception areas, practical utility spaces, and two sunrooms that provide excellent flexibility for relaxing or entertaining. With its central location and well-planned interior, this is a home that combines convenience with comfort. Generously sized garden.

Living Room

10'4" x 16'7" (3.16m x 5.07m)

Spacious reception with excellent natural light, perfect for relaxing or entertaining.

Kitchen

8'7" x 8'11" (2.64m x 2.73m)

Well-planned fitted kitchen with modern layout

Bedroom 1

10'3" x 13'3" (3.13m x 4.05m)

Large double bedroom with access to sunroom

Bedroom 2

8'11" x 9'9" (2.72m x 2.98m)

Second well sized bedroom.

Study/

7'7" x 10'10" (2.32m x 3.31m)

Flexible room, office, or hobby space.

Sunroom 1

7'4" x 5'7" (2.24m x 1.71m)

Compact sunroom, perfect for reading nook or plant room.

Sunroom 2

18'8" x 7'4" (5.69m x 2.24m)

Generous additional living space, ideal as a dining or garden room.

Bathroom

5'10" x 6'3" (1.78m x 1.93m)

Family bathroom with essential fittings

Utility Room

7'9" x 4'5" (2.38m x 1.37m)

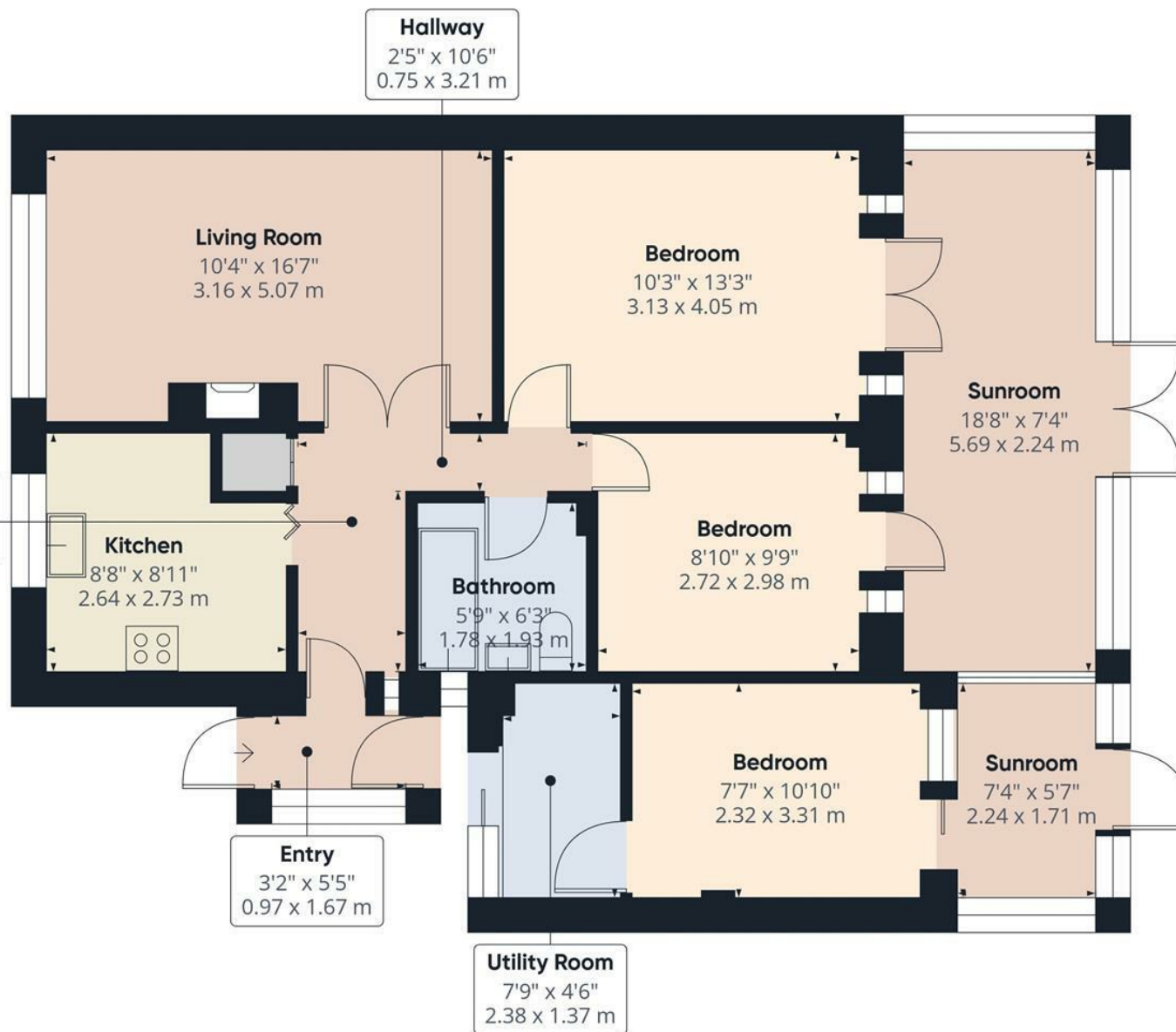
Practical space for laundry and storage.

Entry/Hallways

Provide a welcoming and functional flow through the property.







Approximate total area⁽¹⁾
885 ft²
82.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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