



**171 Carlton Road, Boston, PE21 8LL**  
**£140,000**

**VENDOORS**  
ESTATE • AGENTS



## 171 Carlton Road, Boston, PE21 8LL

A well-appointed two-bedroom ground-floor bungalow offering well-balanced and thoughtfully arranged accommodation throughout. The property is currently tenanted, though it is available for sale with either vacant possession or with the tenant in situ, providing flexibility for a range of purchasers. Internally, the home features a spacious living room, a separate dining room, a fitted kitchen, two generous double bedrooms, a modern bathroom, and a separate WC. Set within a quiet residential location, the property presents an attractive opportunity for both owner-occupiers and investors seeking comfortable single-level living.



**Hallway**

4'8" x 13'1" m (1.43 x 3.99 m)

A welcoming central hallway providing access to all main rooms, with space for coats and shoes.

**Living Room**

15'2" x 10'6" m (4.63 x 3.21 m)

A bright and comfortable living space featuring a large window, ideal for relaxing or entertaining.

**Dining Room**

9'0" x 10'3" m (2.75 x 3.13 m)

A separate dining area offering flexibility for family meals or home working.

**Kitchen**

10'11" x 9'1" m (3.33 x 2.79 m)

A fitted kitchen with worktop space and storage, well laid out for everyday cooking.

**Bedroom One**

11'8" x 10'4" m (3.58 x 3.16 m)

A generous double bedroom with ample space for bedroom furniture.

**Bedroom Two**

11'10" x 10'4" m (3.61 x 3.16 m)

Another well-sized double bedroom, ideal for guests, family, or a home office.

**Bathroom**

7'8" x 7'5" m (2.35 x 2.28 m)

A modern bathroom fitted with a bath, wash basin, and storage.

**WC**

2'5" x 4'9" m (0.75 x 1.47 m)

A separate WC for added convenience.

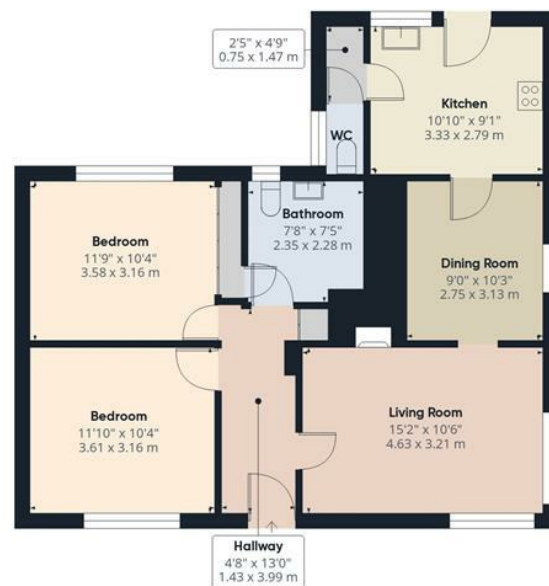




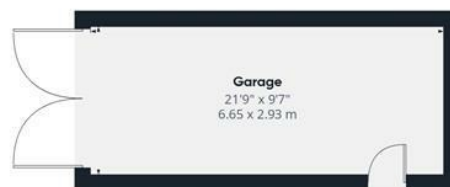








Ground Floor Building 1



Ground Floor Building 2

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

973 ft<sup>2</sup>

90.3 m<sup>2</sup>

(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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