



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

 **VENDOORS**
ESTATE • AGENTS

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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.







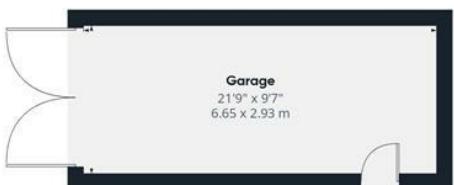
Ground Floor Building 1

Approximate total area⁽¹⁾

973 ft²

90.3 m²

Source: Surveyor



Ground Floor Building 2

(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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