



**Burleigh Gardens, Boston PE21 9DE**



**welcome to**

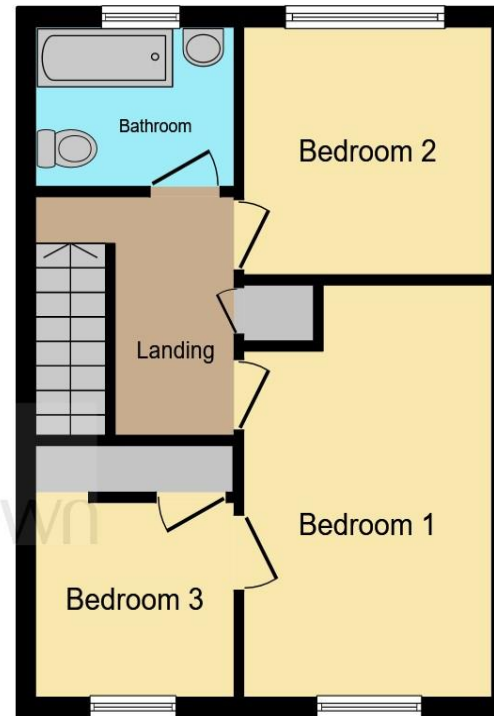
**Burleigh Gardens, Boston**

GUIDE PRICE £255,000 - £265,000. The property comprises entrance hall, lounge, reception room two, modern refitted kitchen, dining room, secondary kitchen, downstairs bathroom, bedroom one, bedroom two, bedroom three, first floor bathroom, off-road parking and spacious rear





**Ground Floor**



**First Floor**

**Entrance Hall**

**Lounge**

12' 4" x 11' 4" ( 3.76m x 3.45m )

**Reception Room Two**

8' 10" x 8' 9" ( 2.69m x 2.67m )

**Kitchen**

10' 6" x 8' 7" ( 3.20m x 2.62m )

**Dining Room**

13' 8" x 7' 4" ( 4.17m x 2.24m )

**Secondary Kitchen**

**Bathroom One**

**Landing**

**Bedroom One**

10' 10" x 12' 4" ( 3.30m x 3.76m )

**Bedroom Two**

10' x 9' 2" ( 3.05m x 2.79m )

**Bedroom Three**

6' 10" x 6' 5" ( 2.08m x 1.96m )

**Bathroom Two**

**Front Exterior**

**Rear Garden**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Burleigh Gardens, Boston

- HIGHLY SOUGHT AFTER LOCATION
- RANGE OF PRIMARY AND SECONDARY SCHOOLS WITHIN WALKING DISTANCE
- PILGRIM HOSPITAL ONLY A STONES THROW AWAY
- MODERN RE-FITTED KITCHEN AND BATHROOM
- GREAT SIZED REAR GARDEN

Tenure: Freehold EPC Rating: D

guide price

**£255,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BWB115220 - 0003

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