



120 WOAD FARM ROAD
BOSTON, PE21 0EN

£170,000
FREEHOLD

Ideal for first-time buyers or investors, this spacious 3-bedroom home offers a bright lounge with feature fireplace, modern kitchen/breakfast room, two double bedrooms, a large single, and a family bathroom. Outside boasts a fully enclosed garden, lean-to seating area, utility room, shed, and parking for three cars. With gas central heating and UPVC windows throughout, this well-kept home is ready to move into with no onward chain – a smart buy in a great location!



120 WOAD FARM ROAD

- Spacious 3-bedroom home, ideal for first-time buyers or investors
- Option to purchase with tenant in situ – turnkey investment
- Bright and airy lounge with feature fireplace and wood flooring
- Modern kitchen/breakfast room with built-in oven and hob
- Family bathroom with shower over bath
- Two double bedrooms and one large single bedroom
- Fully enclosed rear garden with lean-to seating area
- Useful outside utility room and additional storage
- Driveway with parking for up to three vehicles
- Clean, tidy, and move-in ready with no onward chain



Summary

Ideal for First-Time Buyers or Investors – Spacious 3-Bedroom Home with Generous Parking

This well-presented and deceptively spacious 3-bedroom home is an excellent opportunity for first-time buyers or investors. Located in a popular residential area, the property offers comfortable family living with modern features throughout.

Inside, you'll find a good-sized modern kitchen/breakfast room complete with a built-in oven and hob. The large, bright lounge boasts a feature fireplace and attractive wood flooring, creating a welcoming space for relaxing and entertaining. There's also the added convenience of a downstairs cloakroom.

Upstairs comprises two generous double bedrooms and a large single bedroom, along with a family bathroom featuring a shower over the bath.

The property benefits from excellent outdoor space, including a fully enclosed garden, a lean-to ideal for seating or plant displays, a shed, and an outside utility room offering additional storage and practicality.

Further highlights include UPVC windows and doors, gas central heating, and private off-road parking for up to three vehicles.

This property is offered with no onward chain and is a fantastic prospect for those looking to take their first step onto the property ladder or expand a rental portfolio.

Hallway

Hallway (1.80m x 2.08m / 5'11" x 6'10")

Welcoming entrance with space for coats and shoes, setting the tone for this well-maintained home.

Bathroom

Bathroom (2.34m x 1.75m / 7'8" x 5'9")

Fresh and functional with a white suite and shower over bath.

Lounge

Lounge (5.49m x 3.71m / 18'0" x 12'2")

A bright and spacious living area featuring a stylish fireplace and wood flooring—perfect for relaxing or entertaining.

Kitchen/Breakfast Room

Kitchen/Breakfast Room (3.58m x 3.81m / 11'9" x 12'6")

Modern and practical with a built-in oven and hob, plenty of workspace, and room for a dining table.

Outside Storage

Outside Storage (2.39m x 1.93m / 7'10" x 6'4")

Useful additional space for garden tools, bikes or seasonal storage.

Landing

Window to rear.

Bedroom 1

Bedroom 1 (5.31m x 3.07m / 17'5" x 10'1")

A spacious principal bedroom with ample room for wardrobes and additional furniture.

Bedroom 2

Bedroom 2 (1.32m x 2.00m / 4'4" x 6'7")

Ideal as a nursery, home office or walk-in wardrobe.

Bedroom 3

Bedroom 3 (2.44m x 2.74m / 8'0" x 9'0")

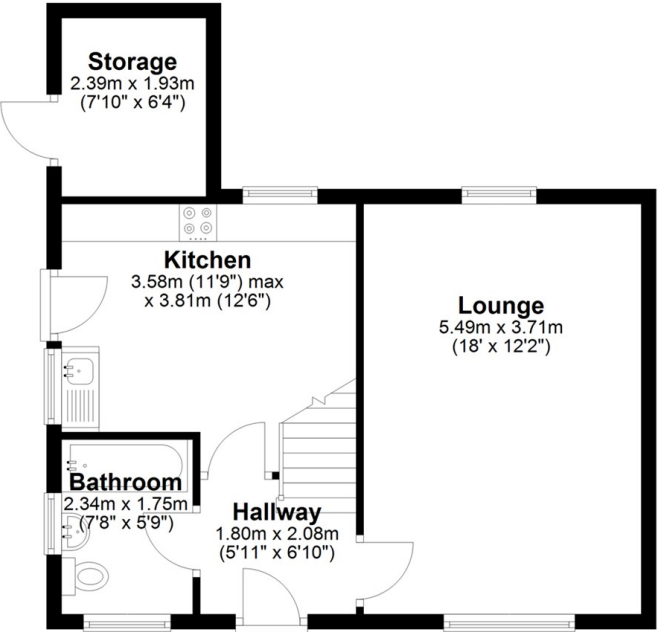
A good-sized single bedroom or compact double.

120 WOAD FARM ROAD



Ground Floor

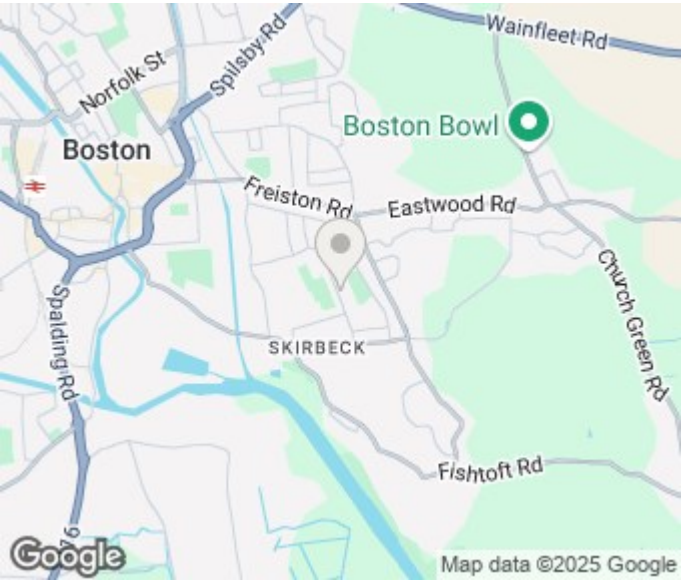
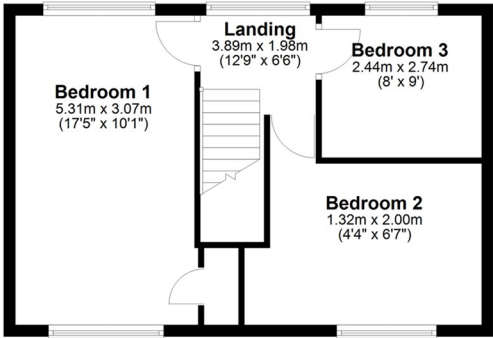
Approx. 47.3 sq. metres (508.8 sq. feet)



Total area: approx. 89.2 sq. metres (960.6 sq. feet)
120 Wore Farm

First Floor

Approx. 42.0 sq. metres (451.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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