

BRUCE MATHER

INDEPENDENT ESTATE AGENT



48 Acacia Way, Boston, PE21 8AY Offers Over £200,000

Presenting this delightful turn-key bungalow, with three bedrooms and a spacious and immaculate garden, situated just a short stroll from the town centre, this home offers both convenience and a suburban living environment sold CHAIN FREE.

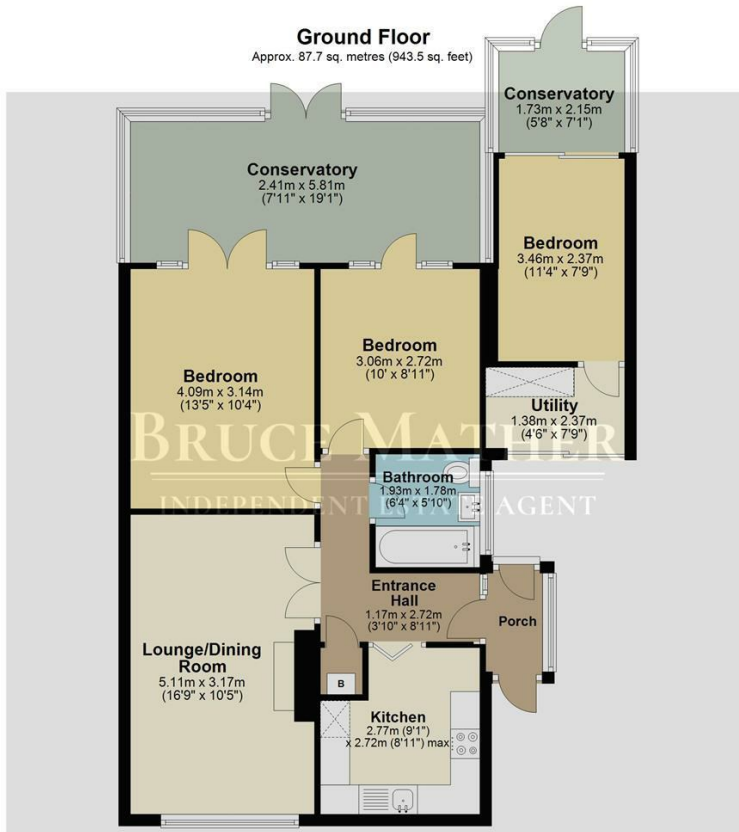
Upon entering, you are first welcomed into the bright and well appointed kitchen, which includes a modern hob cooker and has been completed with white gloss-finished cabinets, allowing light to bounce effortlessly around the room. From here, you will find the lounge-diner, another room filled with natural light through its large windows, creating an inviting and relaxing atmosphere. The family bathroom follows as well as the first two bedrooms. Both of the bedrooms boast access to their shared conservatory (which has patio doors out to the characterful garden), a unique and delightful feature of the property, again with a focus on plentiful natural lighting. The third studio/bedroom benefits from its own access through the rear garden, and enjoys its own sunroom, ideal for relaxation or to double as a home office, and a utility room for added convenience.

The home also benefits from an Atag combi boiler, UPVC double glazing and gas central heating.

The lovely garden has a selection of fruit trees and flowers as well as a fully insulated Hopton summer house with cedar roof, lighting and power.

The property is in the bustling market town of Boston, situated close to local schools, riverside walk, amenities and has good public transport links. Please call Bruce Mather Estate Agents on 01205 365032 to arrange your viewing of this special home.

Floor Plan

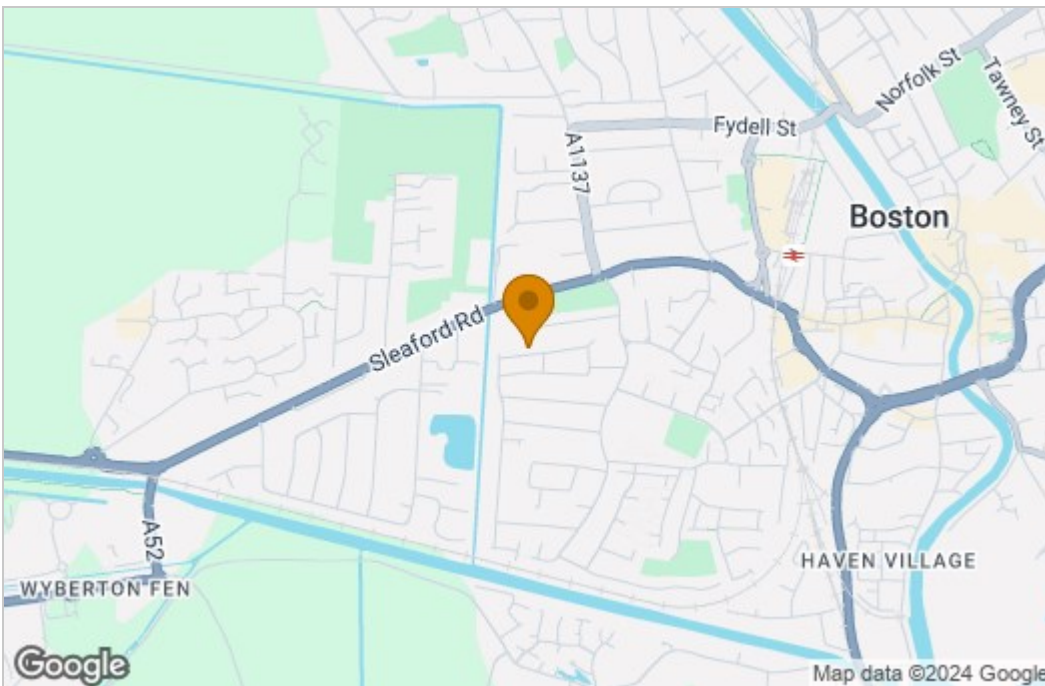


Total area: approx. 87.7 sq. metres (943.5 sq. feet)

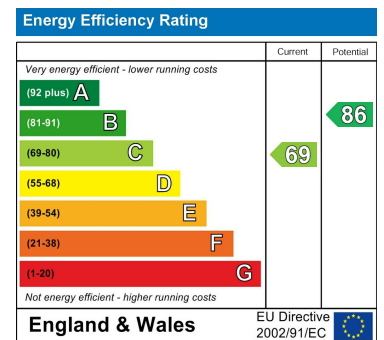
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Area Map



Energy Efficiency Graph



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