



**46 ST. LEODEGARS CLOSE**  
**BOSTON, PE21 7DX**

**£875 PER MONTH**

Welcome to St. Leodegars Close, Wyberton, Boston - a charming terraced house that could be your next family home! This delightful property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there's plenty of space for the whole family to unwind and make memories.





## 46 ST. LEODEGARS CLOSE

- Long Term Tenant • Enclosed Rear Garden • Great Location • Fully Managed • Gas Central Heating • Three Bedrooms • Kitchen/Diner • Call Today



The kitchen/diner is a focal point of this lovely home, offering a warm and inviting space to enjoy delicious meals together. Imagine cooking up your favourite recipes while chatting with your family or friends in this welcoming setting.


Step outside to discover the enclosed rear garden, a private oasis where you can soak up the sunshine, enjoy a cup of tea, or watch the kids play in a safe environment. It's the perfect spot for summer barbecues or simply unwinding after a long day.

Conveniently located close to local amenities, this property offers the best of both worlds - a peaceful retreat to call home, while still being near shops, schools, and other essentials. Don't miss out on the opportunity to make this house your own and create a lifetime of happy memories in this wonderful community.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>87</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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