



# Burleigh Gardens Boston

**For sale**  
**£950 per**

A freshly refurbished three-bedroom detached home, ideally located within walking distance of Pilgrim Hospital, Boston. The property offers well-proportioned accommodation throughout, comprising a bright lounge with dining area, a modern kitchen, and an additional separate dining/living room. Upstairs, there are three bedrooms and a family bathroom. Externally, the property benefits from a private driveway, a garage with internal access, and a fully enclosed rear garden. Recently redecorated with new flooring throughout, this home is presented in excellent condition and ready for new tenants to move straight in.

EPC - C  
Council Tax - C

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Company No 12243349    PRS No PRS018608  
VAT No 336400430    CMP No CMP006662



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**important notice:** these particulars which have been produced with the greatest of care & attention and are only intended to give the purchaser a guide to the description of the property. they are prepared to comply with the property misdescription act 1991; however they are for guidance only and must not be relied on as a statement of fact. these particulars do not constitute an offer of contract. intended purchasers should satisfy themselves by inspection to the property and it's appliances, equipment and services as these have not been tested. draft details awaiting vendors approval.