BRADLEY JAMES

ESTATE AGENTS









79 Welland Road, Boston, Lincolnshire, PE21 7PS

Asking price £195,000

- No chain
- Vendor has lived here for 50 years
- Modern boiler
- Two reception rooms
- Popular residential location
- Renovation project
- Modern bathroom
- Open plan kitchen diner
- Off road parking that can be extended and single garage
- 5-10 minute drive to town centre and close proximity to Boston hospital

Bradley James Estate Agents, Office 23 Welland Workspace, 10 Pinchbeck Road, Spalding, Lincolnshire, PE11 1QD
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Bradley James welcomes you to Welland Road in Boston. This charming no chain detached house presents a wonderful opportunity for those looking to create their dream home. Having been lovingly occupied by the current vendor for the past fifty years, the property is now ready for a new chapter. While it requires modernisation, this is reflected in the asking price, allowing you to tailor the space to your personal taste.

The house boasts two inviting reception rooms, including a spacious lounge that seamlessly flows into a dining area. The open-plan kitchen diner is perfect for family gatherings and leads directly onto a delightful rear garden, ideal for outdoor entertaining or simply enjoying the fresh air. With three well-proportioned bedrooms, a modern bathroom, and a modern boiler, this home offers both comfort and potential.

Off-road parking is available for one vehicle, with the possibility to extend this to accommodate two more. Additionally, a garage provides extra storage or workshop space.

Situated in a popular location, this property is just a short 5-10 minute drive from the centre of Boston, where you will find a variety of primary and secondary schools, shops, supermarkets, pubs, and a train station.

The excellent road links make it easy to explore the beautiful Lincolnshire Wolds, as well as nearby towns such as Lincoln, Norfolk, and Spalding.

This detached house is a fantastic opportunity for buyers looking to invest in a property with great potential in a convenient location. Don’t miss your chance to make this house your home.

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Council Tax Band:







Entrance Hall
UPVC obscured double glazed front door into the entrance hall which has stairs leading off to the first floor accommodation, radiator and power points.

Lounge
15'0 x 12'0
UPVC double glazed windows to the front, radiator, electric fireplace, power points and an archway leading through to the dining room.

Dining Room
11'1 x 9'1
UPVC double glazed sliding patio door onto the rear garden, radiator and power points.

Kitchen
17'0 x 8'1
UPVC double glazed window to the rear, UPVC double glazed door to the rear garden, base and eye level units with work surface over, sink and drainer with taps over, space and plumbing for washing machine, space and point for fridge freezer, four burner gas hob, tiled floor, tiled splashback, radiator, power points and under stairs storage cupboard.

Landing
UPVC obscured double glazed window to the side and loft hatch.

Bathroom
UPVC obscured double glazed window to the rear, WC with push button flush, pedestal wash hand basin with mixer tap over, panel bath with side mounted mixer taps and electric shower with shower screen, fully tiled walls and radiator.

Bedroom 1
14'0 x 11'0
UPVC double glazed window to the front, radiator and power points.

Bedroom 2
12'1 x 11'0
UPVC double glazed window to the rear, radiator, power points, built-in wardrobes the measurements are not into the built-in wardrobes and airing cupboard with modern wall mounted gas boiler.

Bedroom 3
9'0 x 7'1
UPVC double glazed window to the front, radiator and power points.

Outside
The property has a laid to lawn area and off-road parking for one. The off-road parking can be extended to create two further parking spaces if needed. There is side gated access to the rear garden which is enclosed by panel fencing, it is predominantly laid to lawn, has a variety of trees, a patio seating area and a greenhouse.

Single Garage
Up and over door and fuse box.













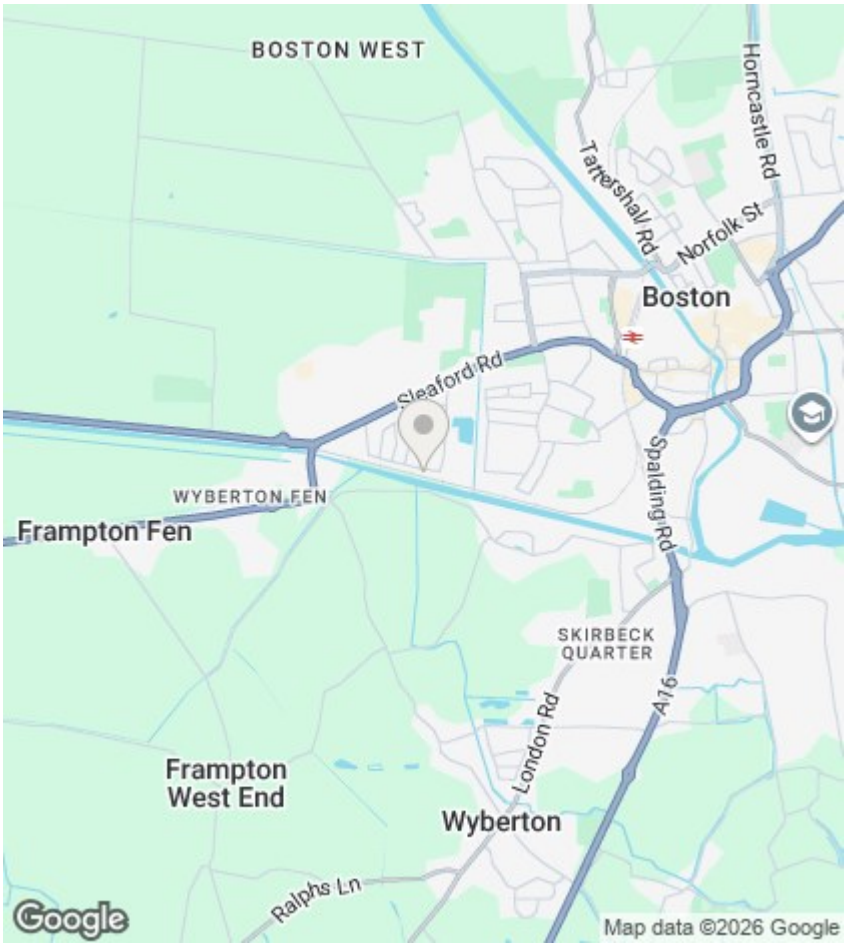










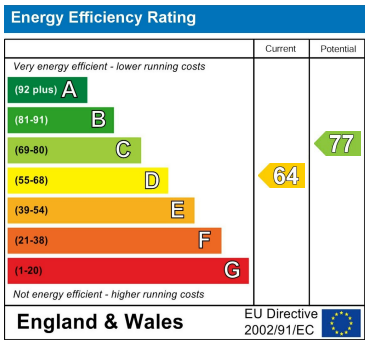


Viewings

Viewings by arrangement only. Call 01775 233130 to make an appointment.

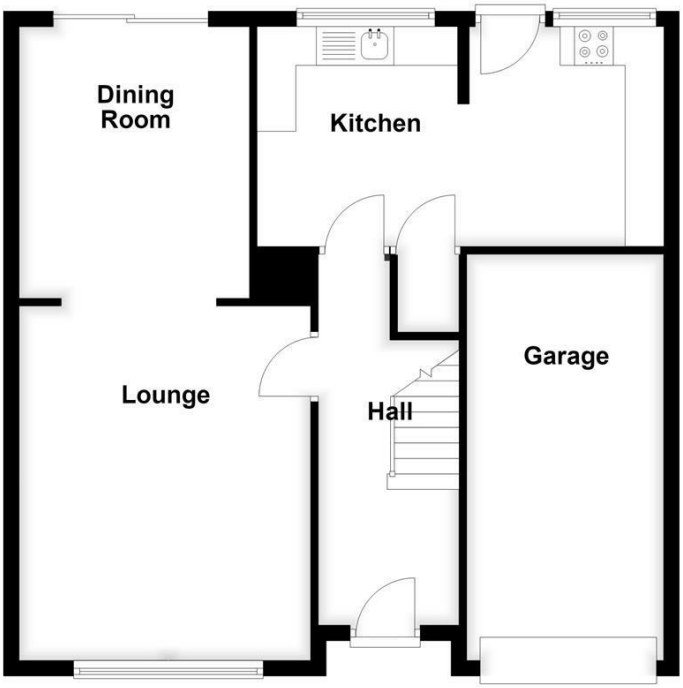
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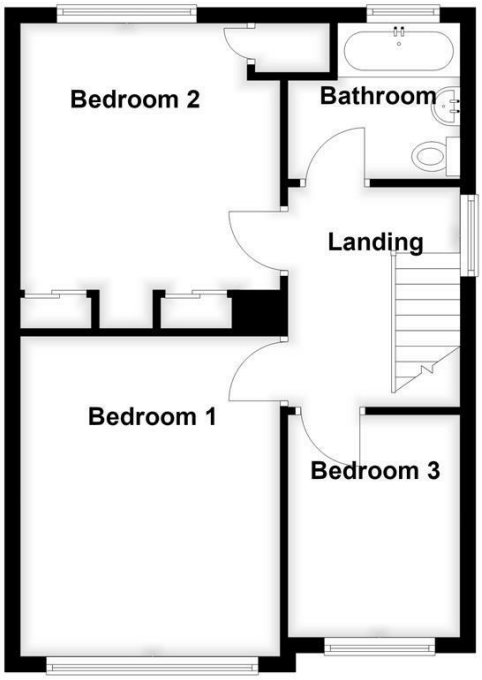
Ground Floor

Approx. 67.1 sq. metres (722.1 sq. feet)



First Floor

Approx. 46.4 sq. metres (499.1 sq. feet)



Total area: approx. 113.5 sq. metres (1221.2 sq. feet)

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