



**9 Sandpiper Lane, Boston, PE21 7SN**  
**No offers £72,000**



## 9 Sandpiper Lane, Boston, PE21 7SN

\*45% SHARED OWNERSHIP\* UP TO 100% SHARE AVAILABLE £160,000 . Located in a quiet and well-maintained residential development, this modern two-bedroom end-of-terrace home offers a perfect blend of comfort, style, and practicality. Finished to a high standard throughout, the property features a spacious and light-filled living room, a sleek contemporary kitchen, and two generously sized bedrooms. A modern family bathroom, downstairs WC, and private rear garden add to the home's appeal, while allocated parking and side access provide additional convenience.

### DETAILS

House cost £72,000 (representing a 45% share of ownership)

Monthly Rent - £214.62

Building Insurance - £9.66

Monthly Service Charge - £12.42

Management Charge - £25.95

A reservation deposit is required of £250 (non-refundable) to be paid upon official acceptance of an applicant.



## Summary

\*45% SHARED OWNERSHIP\* Located in a quiet and well-maintained residential development, this modern two-bedroom end-of-terrace home offers a perfect blend of comfort, style, and practicality. Finished to a high standard throughout, the property features a spacious and light-filled living room, a sleek contemporary kitchen, and two generously sized bedrooms. A modern family bathroom, downstairs WC, and private rear garden add to the home's appeal, while allocated parking and side access provide additional convenience.

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## Living Room

14'9" x 16'0" (4.50 x 4.90)

A bright and spacious area ideal for relaxing or entertaining.

## Kitchen

11'0" x 9'2" m (3.36 x 2.81 m)

Fitted with sleek cabinets and worktops, including integrated oven, hob, and space for appliances such as washing machine and fridge/freezer.

## WC

3'2" x 5'8" (0.99 x 1.74)

Convenient downstairs cloakroom with toilet and washbasin, located off the kitchen.

## Hallway

5'2" x 7'2" (1.59 x 2.19)

Welcoming entrance space with access to the living room and stairs to the first floor.

## Landing

6'8" x 8'10" (2.05 x 2.70)

Spacious first-floor landing providing access to both bedrooms and the bathroom.

## Bedroom 1

10'11" x 9'9" (3.34 x 2.98)

A good-sized double bedroom overlooking the front of the property, offering space for wardrobes and additional furniture.

## Bedroom 2

7'6" x 15'5" (2.29 x 4.71)

A long and versatile second double bedroom, ideal for a child's room, guest space or home office.

## Bathroom

6'9" x 6'2" (2.06 x 1.90)

Fully tiled with a modern three-piece suite including a bathtub with shower, toilet, and washbasin.







Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**  
699 ft<sup>2</sup>  
64.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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