



## 41 PARK ROAD BOSTON, PE21 7JW

£1,200 PER MONTH

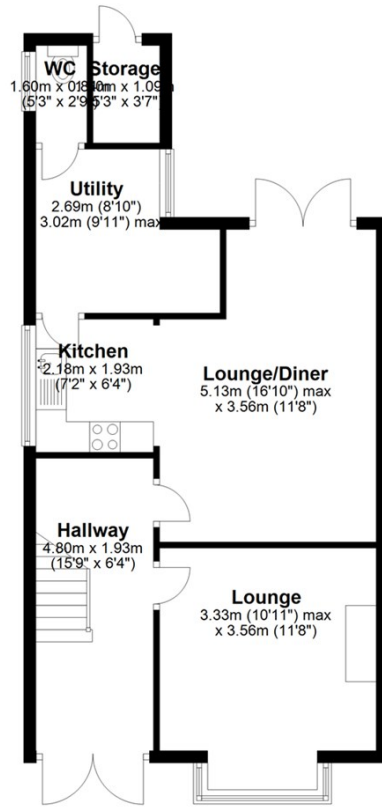
Welcome to this charming property located on Park Road in Boston! This delightful home boasts a spacious 1,141 sq ft of living space, perfect for a family looking for comfort and style.

As you step inside, you are greeted by a cosy reception room, ideal for relaxing with loved ones or entertaining guests. With three lovely bedrooms, there is ample space for everyone to enjoy their own private sanctuary. The property also features a well-maintained bathroom, ensuring convenience for all residents.

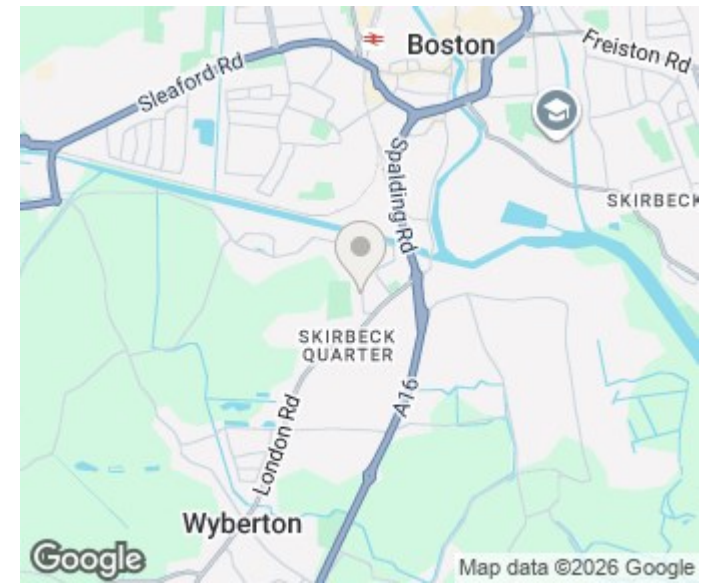
Built in 1935, this home exudes character and history, offering a unique charm that is hard to find elsewhere. The large rear garden is a standout feature, providing a tranquil outdoor space where you can unwind and enjoy the fresh air.



**Ground Floor**  
Approx. 54.5 sq. metres (586.7 sq. feet)



Total area: approx. 95.7 sq. metres (1030.5 sq. feet)  
**41 parkway**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<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

Spalding Office Lettings  
11 The Crescent  
Spalding  
Lincolnshire  
PE11 1AE

01775 713 888  
enquiries@sedge-homes.com  
www.sedge-homes.com

