



**Horncastle Road, Boston PE21 9HX**



**welcome to**

**Horncastle Road, Boston**

GUIDE PRICE £270,000 - £280,000. A well-presented detached home situated on Horncastle Road, offering spacious living and an extended garden. the property is in good condition throughout and provides excellent potential for modernisation. Viewings highly



Located on the ever-popular Horncastle Road in Boston, this detached property offers generous accommodation and a large, extended rear garden, perfect for families or garden enthusiasts.

The home features a spacious lounge, separate dining area, kitchen, and a practical utility space. Upstairs, you'll find four well-sized bedrooms and a family bathroom. The layout provides comfortable living with scope for updating to suit modern tastes.

Externally, the standout feature is the extended rear garden, offering excellent space for outdoor entertaining, children's play, or even future development (subject to planning). The property also benefits from off-road parking for 6 cars and a garage.

In reasonable condition throughout and offered with no onward chain, this is a fantastic opportunity to secure a solid, well-located home with great potential.

### **Living Room**

15' 7" x 12' 6" ( 4.75m x 3.81m )

### **Dining Room**

9' 7" x 11' 6" ( 2.92m x 3.51m )

### **Kitchen**

8' 6" x 9' 11" ( 2.59m x 3.02m )

### **Landing**

### **Main Bedroom**

15' 10" x 13' 7" ( 4.83m x 4.14m )

### **Bedroom 2**

15' 10" x 10' 11" ( 4.83m x 3.33m )

### **Bedroom 3**

11' 7" x 10' 11" ( 3.53m x 3.33m )

### **Bedroom 4**

11' 7" Max x 7' 6" ( 3.53m Max x 2.29m )

### **Bathroom**

### **Rear Garden**

### **Front Garden**

### **Garage**

8' 2" x 18' 3" ( 2.49m x 5.56m )



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## **Horncastle Road, Boston**

- GUIDE PRICE £270,000 - £280,000
- Extended Rear Garden
- 6 Car Drive
- Garage
- Utility Room

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

guide price

**£270,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
BWB115994 - 0006

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