



29 St Bedes Drive

Situated within a private cul-de-sac on a generous end plot, this immaculately presented three-bedroom detached family home offers exceptional accommodation in a highly sought-after location. Ideally positioned for families, the property is within easy reach of well-regarded schools including Boston High School and Tower Road Academy, while also being popular for those wishing to walk to Pilgrim Hospital and into town.

The property has been beautifully maintained over the years by the current owner and has benefited from continued improvements over recent years. The home is presented to an outstanding standard throughout, with tasteful neutral décor, quality floor coverings, and immaculate carpets creating a stylish, move-in-ready finish. The spacious accommodation includes three bedrooms. The principal bedroom benefits from its own en-suite shower room. The kitchen/dining room is light and modern, complemented by a practical utility room with back door to the garden.

Further benefits include gas-fired central heating, double glazing, a tarmac driveway providing off-road parking, and a garage. Combining superb presentation, spacious living accommodation, and a convenient location, this exceptional home would make an ideal purchase for a professional couple or a growing family seeking a property they can simply move straight into and enjoy.

No Chain

EPC - C

Council Tax Band - C

Drainage - Mains

[Type here]



Entrance Hall – A composite front entrance door opens into a hall featuring attractive woodgrain Karndean flooring and staircase rising to the first-floor accommodation.

Cloakroom Fitted with a continuation of the Karndean flooring and comprising a modern wash hand basin, low flush WC, lockable medicine cabinet, towel rail, radiator and extractor fan.

Lounge – 5.37m x 3.08m (17'7" x 10'1") A beautifully presented dual-aspect reception room enjoying an abundance of natural light from a double glazed window to the front elevation with fitted blinds and French doors incorporating integrated blinds opening directly onto the rear patio and garden. Finished with a quality neutral-coloured carpet, two radiators, and a combination of ceiling light points and wall uplighters for both relaxing and entertaining.



Kitchen/Dining Room – 5.39m x 2.55m (17'8" x 8'4") A bright and spacious family kitchen enjoys double-glazed windows to both the front and rear elevations, each fitted with blinds and radiators to both kitchen and dining area. The dining area is finished with a continuation of the Karndean flooring, whilst the kitchen benefits from ceramic tiled flooring and recessed LED spotlights. The kitchen area is fitted with granite work surfaces, incorporating beech-effect base and wall-mounted cupboards and drawers, together with a ceramic one-and-a-half bowl sink and drainer with mixer tap. Integrated appliances include a water softener, an electric fan-assisted oven, four-ring hob with extractor canopy above, whilst there is space and plumbing for a dishwasher together with ample room for a tall fridge/freezer.

Utility Room – 1.56m x 1.93m (5'1" x 6'4") Accessed directly from the kitchen and featuring a seamless continuation of the tiled flooring. It offers a practical additional work surface with plumbing beneath for both a washing machine and a tumble dryer. Further conveniences include an extractor fan, pull-out towel rail, wall-mounted coat hooks, and two wall-mounted storage cupboards. A part-glazed composite door provides useful access to the rear garden.

First Floor Landing Having a double-glazed window with fitted blinds to the rear elevation, the landing enjoys excellent natural light. There is also an airing cupboard and doors leading to all first-floor accommodation.

Bedroom One – 3.15m x 3.70m (10'4" x 12'2") A generous principal bedroom enjoys a double-glazed window to the front elevation with fitted blinds, a radiator, and a built-in double wardrobe with hanging rail and shelving. There is also a useful built-in storage cupboard with hanging rail and shelving. **En-Suite Shower Room** – a modern white suite comprises a shower enclosure, pedestal wash hand basin, bathroom mirror cabinet, low flush WC, complementary wall tiling where appropriate, extractor fan, radiator, towel/robe hooks and an obscured double glazed window fitted with an attractive plantation shutter.

Bedroom Two – 2.78m x 3.15m (9'1" x 10'4") A well-proportioned double bedroom having a double-glazed window to the front elevation with fitted blinds, a radiator, built in wardrobe with hanging rail and shelving, and loft access.

Bedroom Three – 2.17m x 2.74m (7'1" x 9'0") A comfortable third bedroom enjoys a double-glazed window to the rear elevation with fitted blinds and radiator, making an ideal child's bedroom, guest room or home office.

Family Bathroom – Fitted with a modern white three-piece suite comprising a panelled bath with mixer tap and shower attachment, pedestal wash hand basin and low flush WC, towel rail and robe hook. A double glazed window to the rear elevation fitted with attractive plantation shutters provides natural light, whilst complementary wall tiling, radiator, extractor fan and shaver point complete the room.

Garage – 4.95m x 2.89m (16'3" x 9'6") A generous single garage with up-and-over door, power and lighting connected, and housing the gas-fired Worcester Bosch boiler.

Outside - Occupying an attractive end plot within a small cul-de-sac just off St Bede's Drive, the property enjoys a particularly pleasant open aspect to one side overlooking a neighbouring school playing field, creating a wonderful sense of space.

To the front, neatly maintained lawned gardens with shrubs are complemented by shaped box hedging and a generous tarmac driveway providing ample off-road parking and access to the garage. The enclosed rear garden has been thoughtfully landscaped and is predominantly laid to lawn, complemented by paved patio seating areas ideal for outdoor entertaining, mature flower and shrub borders, and a selection of young ornamental trees. A pathway extends around the property with gated side access, whilst an additional area to the side provides excellent space for a greenhouse, garden shed or further seating. External lighting and an outside tap add further practicality to this attractive outdoor space.







Note: All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent. All properties are offered subject to contract or formal lease.

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