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5 Spain Place, Boston PE21 6HN Offers Over £140,000

5 Spain Place

Literally a stone's throw from the historical quarter of the market town, plus all of its shops and amenities, this beautifully renovated three-bedroom detached cottage offers the perfect blend of modern comfort and character. Ideally positioned for convenience to town near the iconic Gliderdrome, the property has been thoughtfully extended and renovated throughout, benefitting from a fibreglass flat roof under warranty, new fixtures and fittings, fully insulated and plastered walls, new door and windows and a complete central heating system - also under warranty.

Offered with no onward chain, the home presents a stylish and contemporary finish, with the newly fitted kitchen having integrated appliances to include fan-oven and hob, a sleek modern shower-room, and fresh, neutrally coloured carpets throughout. Every detail has been carefully considered, leaving nothing for the new owner to do but simply move in and enjoy.

To the rear, an enclosed yard provides a private outdoor space, ideal for creating a charming courtyard garden with plant-pots or decking.

A truly turn-key home, perfectly suited for those seeking a modern yet characterful property within a short walk to the town centre, local schools, and Boston College.

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- EPC – C
- Council Tax Band - A
- Heating – Mains Gas – boiler under warranty
- Drainage – Mains

Entrance Hallway
A composite door to the side aspect opens into an entrance hallway, featuring a staircase rising to the first floor and an oak panelled door leading into the:

Lounge – 3.22m x 3.66m (10'7" x 12')
The lounge benefits from a uPVC bay window to the front aspect, neutral carpeting, a ceiling light point, and a radiator.

Kitchen/Dining Room – 3.27m x 3.66m (10'9" x 12')
The impressive kitchen diner enjoys a UPVC window to the rear aspect and stylish LVT oak-effect flooring laid in a herringbone design. The brand-new kitchen is fitted with a range of work surfaces, complemented by dark blue units at both base and eye-level, and contemporary patterned wall tiling where appropriate. There is an inset sink unit with mixer tap, space for a washing machine, and ample room for an American-style fridge freezer as well as a dining table and chairs. Integrated appliances include an electric hob and fan oven with a stainless steel extractor canopy over. Additional features include LED spotlights and a radiator.

Shower Room – 2.59m x 1.86m (8'6" x 6'1")
A modern shower room fitted with a low flush WC, a vanity wash basin with storage beneath, and a corner shower enclosure with mixer shower. The room also benefits from a UPVC window to the side aspect and herringbone-style LVT flooring.

First Floor Landing
The landing offers a radiator and neutral carpeting, with oak panel doors providing access to all rooms.

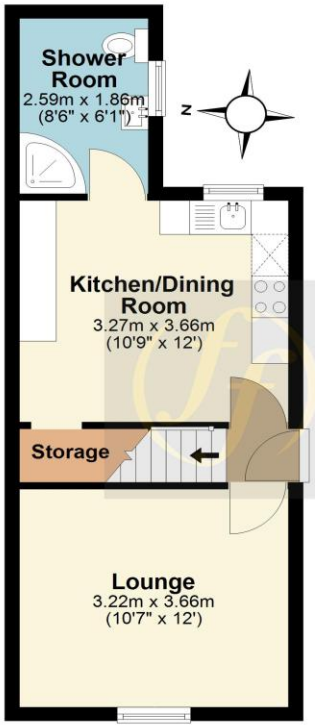
Bedroom One – 3.25m x 3.66m (10'8" x 12')
Bedroom one features a UPVC window to the front aspect, brand-new neutral carpet, and a radiator.

Bedroom Two – 3.29m x 2.36m (10'10" x 7'9")
Bedroom two overlooks the rear via a UPVC window and also benefits from new neutral carpeting and a radiator.

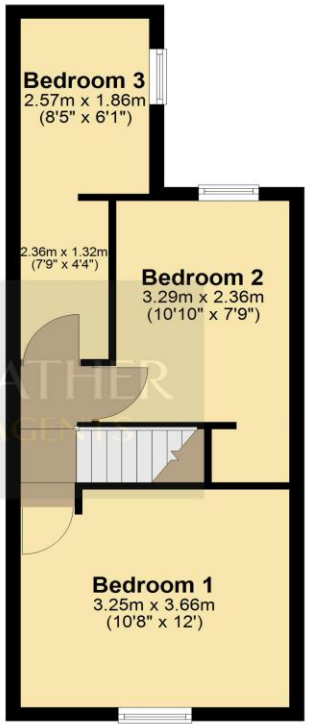
Bedroom Three – 2.57m x 1.86m (8'5" x 6'1")
Bedroom three has a UPVC window to the side aspect, a useful recess ideal for a wardrobe or dressing area, and a radiator.

Externally, the property has a fully enclosed courtyard-style rear garden, enclosed and private, with attractive exposed brick walls from adjacent buildings. There are raised brick planters to the side and rear, ideal for planting with a variety of plants, shrubs, and flowers to enhance privacy and greenery. A new timber fence runs along the right-hand boundary, and a secure gate provides side access.

Ground Floor
Approx. 32.4 sq. metres (348.4 sq. feet)



First Floor
Approx. 32.7 sq. metres (351.7 sq. feet)



Total area: approx. 65.0 sq. metres (700.1 sq. feet)

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Plan produced using PlanUp.

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