



Situated on the outskirts of the historic market town of Boston, along Rochford Tower Lane and within easy reach of the neighbouring villages of Freiston and Fishtoft, this attractive and well-established property is beautifully presented throughout.

In recent years, the current owners have thoughtfully extended the home to create a spacious and impressive dining kitchen, complete with Karndean flooring and roof lantern that floods the space with natural light. This area opens seamlessly onto a generous rear garden, featuring a patio and lawn, and has uninterrupted views across the surrounding countryside.

The property offers two generous double bedrooms, along with a smaller, single room that would be ideal as a child's bedroom, home office, or dressing room, depending on individual needs.

We imagine that the property will suit many different types of buyers as the home benefits from an open-plan layout that flows effortlessly between living spaces—perfect for both young family life and when entertaining. For those seeking more separation, double doors could easily be reinstated to the lounge. The cosy lounge itself is enhanced by a charming cast iron wood burner, creating a warm and inviting atmosphere.

EPC - C

Council Tax Band - C







Entrance Hall (3.93m x 1.98m / 12'11" x 6'6") A welcoming entrance hallway accessed via an attractive part glazed door with side panels, having staircase rising to the first-floor accommodation with under stairs storage cupboard, radiator and warm oak coloured Karndean LVT flooring. A cloakroom is accessed from the hall, fitted with a low flush WC, wash basin with cupboards beneath and a double-glazed window to the side aspect.

Lounge (6.05m x 3.66m / 19'10" x 12') A spacious and inviting reception room with double glazed window to the front aspect with fitted blinds, two radiators and a freestanding window seat with storage. An attractive open fireplace with exposed brickwork, rustic beam above and cast-iron wood burner creates a focal point. The lounge flows through to the dining area, with potential to reinstate double doors if separation is preferred.

Kitchen - Diner (5.43m x 2.76m / 17'10" x 9'1") Extended in 2018 by the current owners, this light and spacious open plan kitchen diner features double glazed windows to the side and rear aspect and French doors opening onto the patio and garden beyond. There is a continuation of the Karndean oak coloured flooring and LED spotlights to the ceiling, with a roof lantern over the dining area flooding the space with natural light. The kitchen comprises an extensive range of wood grain effect worktops with cream coloured drawer and cupboard units at both base and eye level, including glass fronted display cupboards and deep pan drawers. There is space for a large style fridge freezer and a Belling dual fuel cooking range with seven burner gas hob, two electric ovens, grill and warming drawer with extractor fan over. A ceramic sink with mixer tap is set within tiled splashbacks, with additional space and plumbing for both a washing machine and dishwasher.

Dining Area (4.57m x 2.64m / 15' x 8'8") A well-proportioned dining space positioned between the lounge and kitchen, ideal for family meals or entertaining and providing a seamless connection between the main living areas.

First Floor Landing (2.66m x 1.98m / 8'9" x 6'6") With radiator and double glazed window to the side aspect, providing access to all first-floor rooms.

Bedroom One (3.96m x 3.58m / 13' x 11'9") A well-proportioned double bedroom with double glazed window to the front aspect, radiator and fitted wardrobes spanning the full length of the room with hanging rails and shelving.

Bedroom Two (3.61m x 3.39m / 11'10" x 11'1") A further double bedroom with window to the rear aspect, radiator and built-in wardrobe with hanging rails, shelving and drawers.

Bedroom Three (2.43m x 1.98m / 8' x 6'6") A single bedroom with double glazed window to the front aspect and radiator, ideal as a nursery, office or guest room.

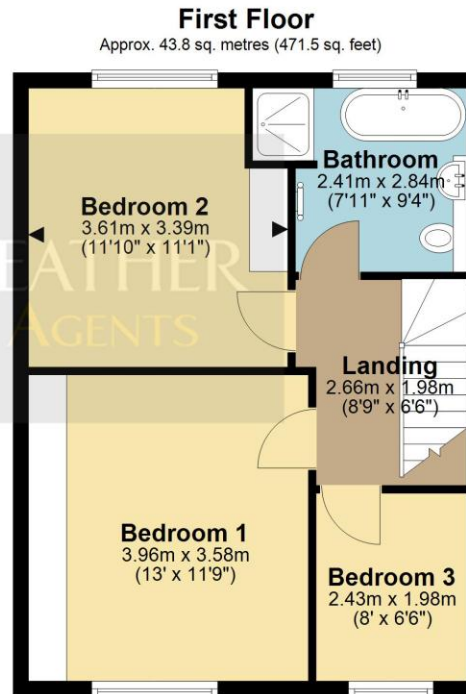
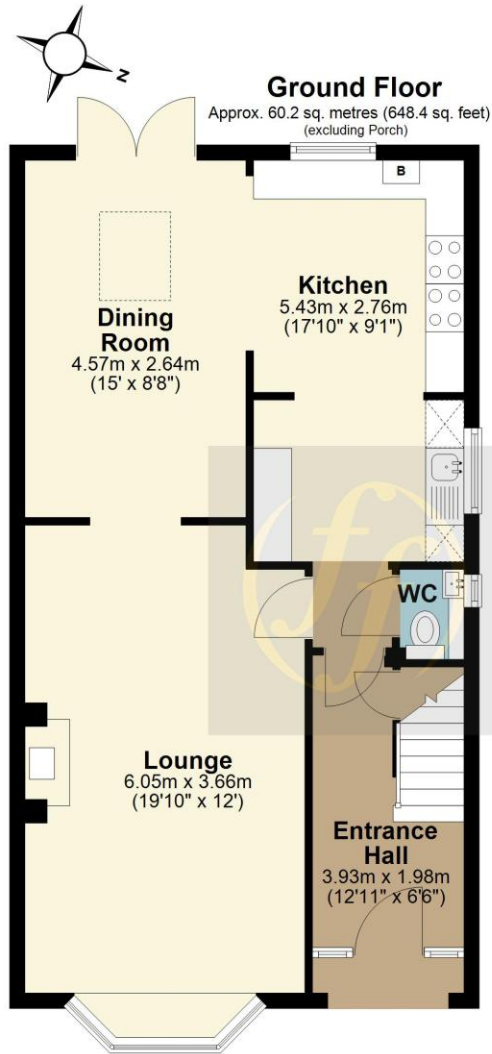
Bathroom - A stylish and modern four-piece bathroom suite with double glazed window to the rear aspect and LVT flooring. Comprising a freestanding double ended bath with wall mounted mixer tap, fully tiled shower enclosure with fixed rainfall shower and handheld hose, vanity wash basin with cupboards beneath and low flush WC with concealed system. Fully tiled walls, LED spotlights and chrome towel rail complete the space.

Outside The front of the property is enclosed by established hedging offering a good degree of privacy. A gravel driveway provides off-road parking and turning, alongside a lawned front garden with flowerbeds planted with spring bulbs and shrubs. The generous rear garden is enclosed by timber fencing and features a large, paved patio area, a substantial wooden shed and lock store with electricity connected and an outside socket. A wooden gazebo provides an ideal space for seating or trailing plants, offering welcome shade in warmer months. The remainder of the garden is laid to lawn with young trees and enjoys open views over neighbouring countryside, including a view of the iconic Boston Stump.









Total area: approx. 104.0 sq. metres (1119.9 sq. feet)

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