



100 Hospital Lane, Boston, PE21 9DZ
Chain Free £145,000



VENDOORS
ESTATE • AGENTS

100 Hospital Lane, Boston, PE21 9DZ

A charming and well-presented two-bedroom semi-detached home offering a fantastic opportunity for first-time buyers, downsizers, or investors alike. Full of character throughout, the property features a spacious living room with bay window, a generously sized fitted kitchen, ground floor bathroom and separate WC, along with two well-proportioned bedrooms to the first floor. Externally, the home benefits from off-street parking, side access and a pleasant front garden setting. Conveniently located close to Pilgrim hospital, other local amenities, schools and transport links, this attractive home combines traditional character with practical living space.



Living Room

12'7" x 11'8" (3.84m x 3.56m)

Bright and welcoming reception room featuring a bay window and excellent space for both seating and entertaining.

Kitchen

10'0" x 9'9" (3.07m x 2.99m)

Well-sized fitted kitchen with a range of wall and base units, ample work surfaces and access through to the hallway and bathroom area

Bathroom

5'6" x 8'10" (1.68m x 2.70m)

Functional ground floor bathroom fitted with bath and wash basin, offering practical everyday convenience.

Separate WC

5'1" x 2'9" (1.55m x 0.84m)

Separate low-level WC positioned adjacent to the bathroom.

Bedroom 1

10'1" x 11'8" (3.09m x 3.56m)

Spacious double bedroom with good natural light and room for additional furniture.

Bedroom 2

9'10" x 9'9" (3.02m x 2.98m)

Comfortable second bedroom ideal as a guest room, child's bedroom or home office.

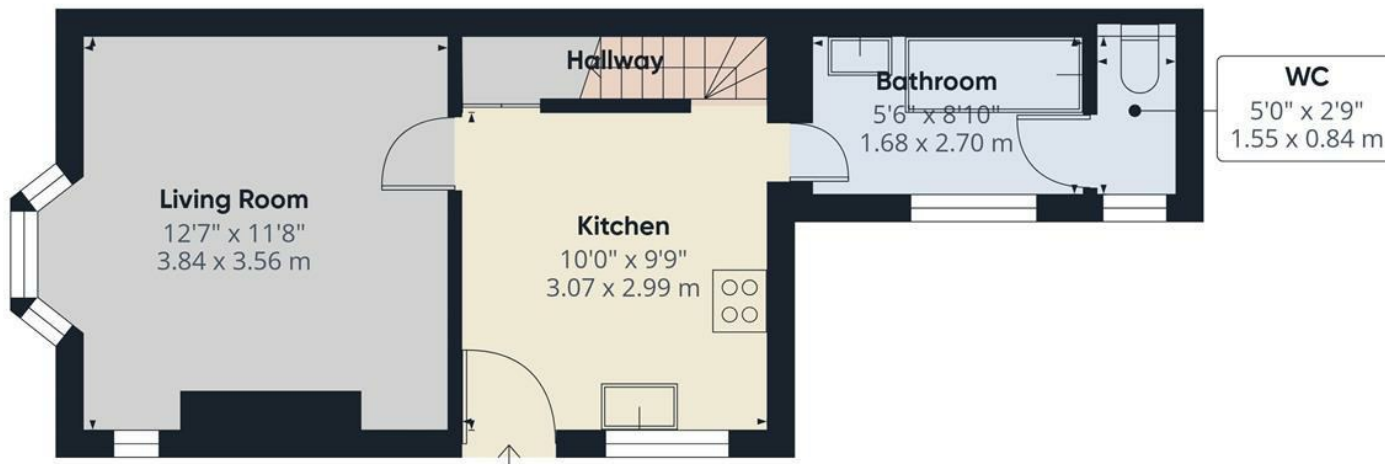
Landing

2'7" x 1'8" (0.79m x 0.52m)

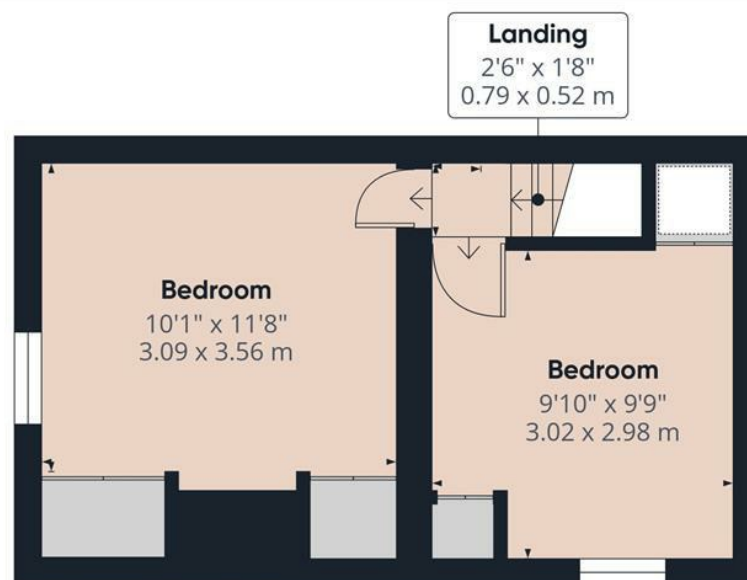
First floor landing providing access to both bedrooms.







Ground Floor



Floor 1



Approximate total area⁽¹⁾

581 ft²

53.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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