



20 Woodville Road, Boston PE21 8AN

Offers Over £150,000

This spacious and beautifully presented family home perfectly illustrates the enduring appeal of properties off Sleaford Road. Showcasing the generous proportions often associated with period homes, it offers a well-balanced and versatile layout, full of charm and character. Ideal for buyers seeking a home with individuality, this is a property that must be viewed to be fully appreciated.

The accommodation is both light and contemporary, having been thoughtfully refurbished by the current owners in recent years. The ground floor comprises a bay-fronted lounge, a separate dining room, and a well-appointed breakfast kitchen, along with a useful utility/cloakroom. To the first floor are two double bedrooms, a modern bathroom, and an additional room currently utilised as a home office.

Conveniently situated within easy walking distance of the town centre, the property enjoys close proximity to a wide range of amenities, including the railway station, restaurants, schools, and shops—making it particularly well suited to family life. A nearby park and local tennis club further enhance the location.

Externally, the property offers a well-maintained and enclosed rear garden, complete with a sheltered decking area and a useful workshop/shed, with a dropped kerb for off-road parking to the front, complete with EV car charging point.

- Spacious & Well-Presented Family Home
- Comprehensively Updated By The Current Owners
- Lounge and Separate Dining Room
- Updated Breakfast Kitchen and Utility/Cloakroom
- Two Bedrooms, Modern Bathroom
- Enclosed Rear Garden With Sheltered Decking and Workshop/Store
- Off-Road Parking With Drop-Kerb & EV Car Charger
- uPVC Double Glazing, Gas-Fired Central Heating
- Tenure: Freehold. EPC 'D65'. Council Tax 'A'







**Entrance** – Via canopy porch with obscure-glazed front door into the:

**Entrance Hall** – Having staircase to the first floor, vertical radiator and doors arranged off to:

**Lounge** 11'8 x 10'8 (3.56m x 3.25m) – Having a uPVC bay window to the front, feature electric fireplace and radiator. Glazed double doors open to the:

**Dining Room** 11'10 x 10'10 (3.60m x 3.29m) – With vertical radiator, recessed lighting and double open access to the breakfast kitchen.

**Breakfast Kitchen** 12'9 x 8'10 (3.89m x 2.69m) – The updated kitchen will, for many viewers, be a particular highlight and includes a generous range of cupboard and drawers, with breakfast bar and wooden work with an inset one-and-a-half bowl sink/drainer with two lever mixer tap and a five-ring 'Belling' cooking range with extractor canopy. Further integral appliances include a full size dishwasher and wine cooler. Tiled floor, double radiator, understairs storage cupboard and feature leaded external door.

**Utility Room/ WC 6' x 6'6 (1.83m x 1.97m)** – With space for the tumble dryer and washing machine, wall-mounted gas-fired boiler, radiator, low-profile WC and a pedestal hand basin.

**First Floor Landing** – Over-stairs cupboard and doors are arranged off the landing to:

**Bedroom One 14' x 11'11 (4.27m x 3.63m)** – A generous double bedroom with uPVC window to the front. Bedroom one features two built-in double wardrobes with sliding mirrored doors and has radiator and connections for a wall-mounted TV.

**Bedroom Two 12'1 x 8'4 (3.68m x 8'4m)** – Also a double bedroom having uPVC window to the rear, and double wardrobe with sliding mirrored door. Radiator.

**Office/Study 8'11 x 6'9 (2.71m x 2.06m)** – Whilst currently used as an office this room could serve a variety of uses, as needed and leads through to the bathroom.

**Bathroom** - The bathroom comprises a lovely white suite of panel bath with mixer tap and both a rain head and hand-held shower, tiled surround and shower screen, low profile WC and vanity suite with hand basin and fitted drawers. Heated towel rail.

## Outside

The rear garden has been similarly improved by the current owners and combines an attractive lawned garden with a sheltered decking area, perfect for the summer. The decking also gives access to the:

**Garden Store/Workshop 10'7 x 6' (3.23m x 1.83m)** - which has power and lighting. There is also a cold water tap and outside light. The front of the property has been gravelled and has the added benefit of an EV car charger.





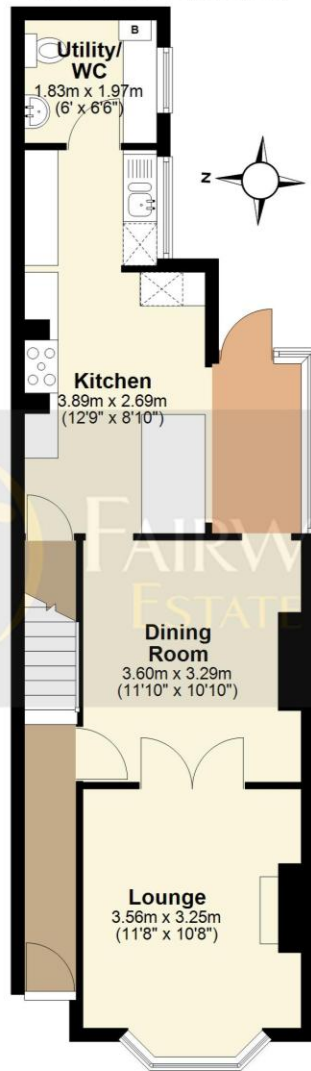
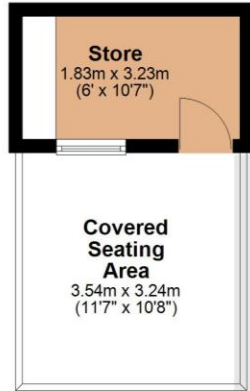


### Ground Floor

Approx. 51.5 sq. metres (554.8 sq. feet)

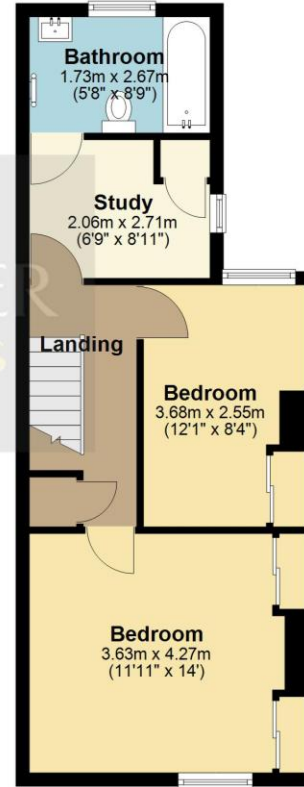
### Outbuilding to Rear

Approx. 5.9 sq. metres (63.6 sq. feet)



### First Floor

Approx. 42.2 sq. metres (454.6 sq. feet)



**NOTE:** All measurements are approximate and should be used as a guide only. None of the services connected, fixtures or fittings have been verified or tested by the Agent and as such cannot be relied upon without further investigation by the buyer.

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Total area: approx. 99.7 sq. metres (1073.1 sq. feet)



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