



**105 PILLEYS LANE**  
**BOSTON, PE21 9RA**

**£335,000**  
**FREEHOLD**

This stunning 5-bedroom detached family home on Pilleys Lane offers modern living with spacious rooms, a beautiful rear garden, and excellent transport links. With a large lounge/diner, contemporary kitchen, and flexible spaces such as an office and utility room, it's perfect for family life. The double garage, ample parking, and peaceful location near Boston's town centre make it an ideal choice for growing families.

# 105 PILLEYS LANE

- Spacious 5-bedroom detached family home
- Immaculately presented with modern décor throughout
- Generous lounge/diner (6.81m x 3.73m) with double doors to the rear garden
- Modern, well-equipped kitchen (3.25m x 5.21m)
- Versatile office space (3.10m x 3.18m) ideal for working from home
- Shower room/utility room (2.92m x 1.98m) with side windows
- Double garage with up-and-over doors for ample storage
- Large, well-maintained rear garden with open field views
- Ample off-road parking to the front of the property
- Quiet, family-friendly location with easy access to local amenities and transport links



## Summary

Immaculate 5-Bedroom Detached Family Home with Stunning Rear Garden and Open Field Views

Situated in a sought-after location, this beautifully presented 5-bedroom detached family home offers modern living in a spacious, well-maintained environment. Boasting immaculate décor, this home features a high standard of finishes, a modern kitchen and bathrooms, and a generous layout that's perfect for family life.

The ground floor comprises a welcoming hallway with stairs leading to the first floor. A spacious bedroom 5 (3.12m x 3.12m) with a front-facing window is ideal for guests or as a flexible space. The contemporary kitchen (3.25m x 5.21m) is a real highlight, complete with high-quality fittings and ample storage, while the adjoining office (3.10m x 3.18m) offers a peaceful work-from-home environment with views to the rear. Additionally, there's a well-sized shower/utility room (2.92m x 1.98m), a handy pantry, and a large lounge/diner (6.81m x 3.73m) with a front-facing window and double doors leading to the rear garden.

The first floor is home to four spacious bedrooms, including a large master bedroom (3.43m x 3.81m) with a window to the front. Bedroom 3 (3.73m x 3.28m) also features a front-facing window, while bedrooms 2 (3.17m x 3.78m) and 4 (2.87m x 2.00m) overlook the well-maintained rear garden. The modern family bathroom (with rear-facing window) completes the first floor layout.

Externally, the property benefits from a double garage with up-and-over doors, as well as ample off-road parking to the front. The large, well-maintained rear garden is a standout feature, offering privacy and tranquility, with beautiful open field views beyond.

This property combines spacious, contemporary living with the charm of a

private, family-friendly environment. Perfectly suited to growing families, it offers everything you could need and more.

### Key Features:

- 5 Bedrooms, including a spacious master bedroom
- Modern kitchen and bathrooms
- Large lounge/diner with double doors to rear garden
- Double garage with ample off-road parking
- Office space, shower room, and utility room
- Well-maintained, generous rear garden with open field views
- Quiet, desirable location

An ideal family home that must be seen to be appreciated. Book your viewing today!

## Local Area

Local Area: 105, Pilleys Lane, Boston, PE21 9RA

Nestled in a quiet yet convenient location, Pilleys Lane in Boston, PE21 offers the perfect balance of peaceful living and easy access to local amenities and transport links. Situated in a residential area, this home benefits from a relaxed, family-friendly environment while remaining close to the heart of the historic market town of Boston.

Boston itself boasts a rich history, with landmarks such as the impressive St. Botolph's Church (also known as Boston Stump), a stunning piece of architecture dominating the town skyline. The town offers a range of local shops, supermarkets, restaurants, and cafés, ensuring everyday conveniences are within easy reach. The West Street area is a lively hub with a variety of independent stores, and Boston's Market Place offers a traditional, bustling market setting, perfect for picking up fresh produce and local goods.

For those who enjoy outdoor pursuits,

Boston offers a variety of green spaces and parks. The Central Park is just a short distance away, providing a fantastic area for family walks, picnics, and outdoor activities. The Boston Barrier, with its scenic views over the River Witham, is a perfect spot for a peaceful afternoon stroll.

Transport links are another highlight of the area. The property is well-connected by road, with easy access to the A16 and A52, providing routes to nearby towns such as Spalding and Sleaford, as well as the broader Lincolnshire region. Boston Railway Station is just a short drive away, offering direct trains to Peterborough, Lincoln, and other major cities, making commuting simple and convenient.

Families will be pleased to find a good selection of local schools within proximity, both primary and secondary, as well as access to a variety of leisure facilities, including the Princess Royal Sports Arena and Boston Tennis Club.

Whether you're seeking a peaceful place to live with open countryside views or require easy access to all the conveniences of a town centre, 105 Pilleys Lane offers the perfect location to call home.

### Key Features of the Local Area:

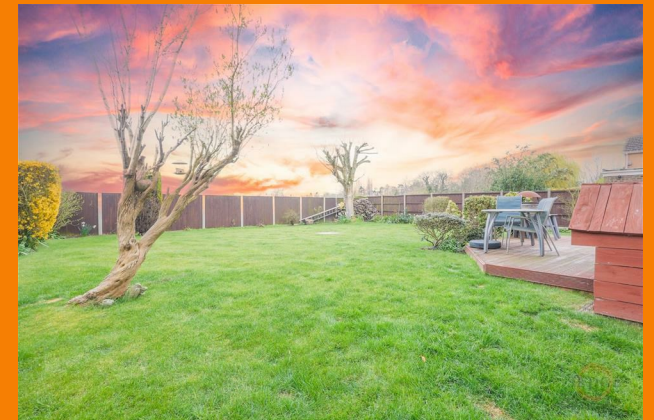
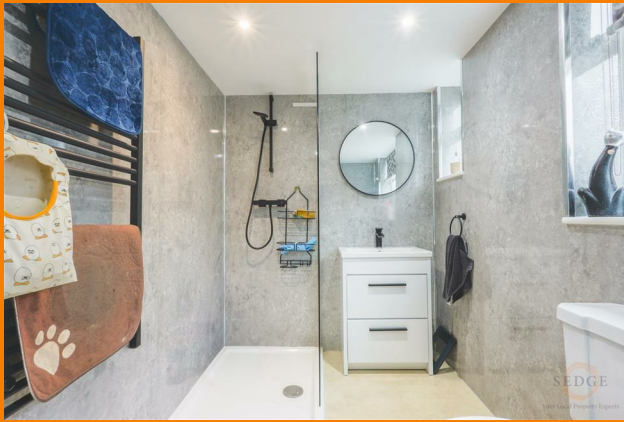
- Quiet, residential neighborhood with a family-friendly atmosphere
- Close proximity to Boston town centre with shopping, dining, and cultural attractions
- Historic landmarks, including Boston Stump and the Boston Barrier
- Local parks and green spaces such as Central Park
- Excellent transport links by road and rail
- Nearby schools and leisure facilities
- Easy access to surrounding towns and countryside

With its ideal location, Pilleys Lane offers a comfortable, well-connected lifestyle with everything you need right on your doorstep.

These particulars are intended to give a fair and accurate description of the property to the best of the agent's knowledge at the time of marketing. They do not constitute part of an offer or contract.

Some properties may be subject to additional charges such as estate management charges, rentcharges, service charges, or other ongoing costs relating to communal areas or shared infrastructure. Prospective purchasers are advised to make their own enquiries and seek confirmation of all details, including tenure and any associated charges, via their solicitor prior to exchange of contracts.

# 105 PILLEYS LANE





Your Local Property Expert

# 105 PILLEYS LANE

## ADDITIONAL INFORMATION

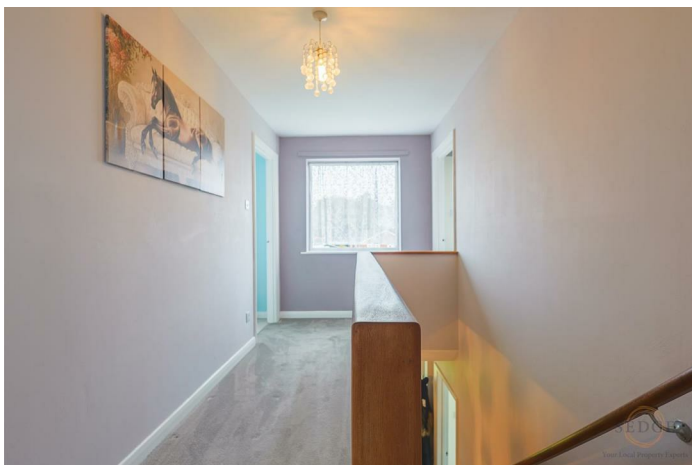
**Local Authority** – Boston Borough Council

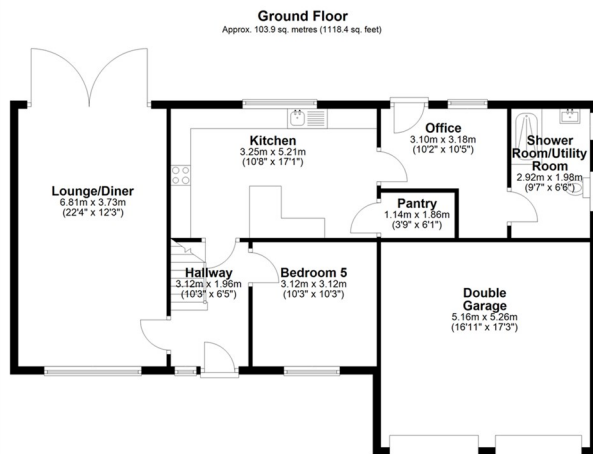
**Council Tax** – Band E

**Viewings** – By Appointment Only

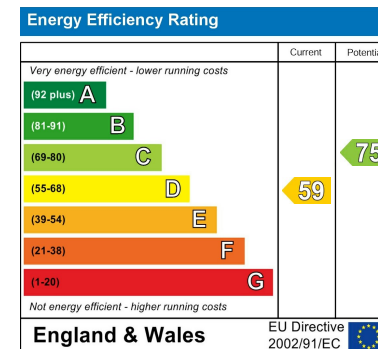
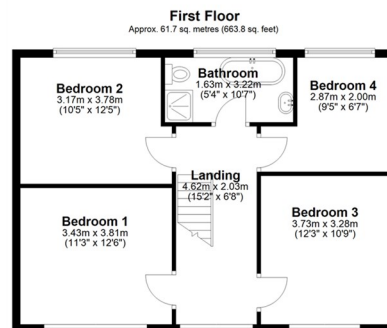
**Floor Area** – sq ft

**Tenure** – Freehold





Total area: approx. 165.6 sq. metres (1782.2 sq. feet)  
**105 Pulleys**



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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