





40 WOODVILLE ROAD

BOSTON, PE21 8AN

£145,000

FREEHOLD

THREE-BEDROOM END-TERRACE HOUSE | WOODVILLE ROAD, BOSTON | DRIVEWAY PARKING | LARGE ENCLOSED REAR GARDEN | DETACHED OUTBUILDING | SPACIOUS KITCHEN/DINER | GROUND FLOOR BATHROOM

Sedge Estate Agents are delighted to offer for sale this well-presented three-bedroom end-of-terrace house, situated along the popular Woodville Road in Boston. Offering spacious accommodation, generous off-road parking and an impressive enclosed rear garden, this property presents an excellent opportunity for first-time buyers, families and property investors.

The ground floor accommodation comprises a comfortable living room, providing a welcoming space for relaxing, together with a spacious kitchen/dining room offering ample room for everyday family living and entertaining. A rear lobby provides access to the ground floor bathroom, completing the downstairs accommodation.

To the first floor are three well-proportioned bedrooms, offering versatile accommodation for families, couples or those requiring additional space for a home office or guest bedroom.

Externally, the property benefits from a substantial private driveway providing generous off-road parking. To the rear is a large fully enclosed garden featuring a raised patio area, ideal for outdoor dining and entertaining, alongside a lawned garden providing excellent outdoor space for children, pets and gardening enthusiasts.

40 WOODVILLE ROAD

• THREE BEDROOM END-TERRACE HOME • GUIDE PRICE £145,000 - £150,000 • POPULAR WOODVILLE ROAD LOCATION • GENEROUS DRIVEWAY PROVIDING OFF-ROAD PARKING • SPACIOUS KITCHEN/DINER • COMFORTABLE LIVING ROOM • GROUND FLOOR BATHROOM • TWO DOUBLE BEDROOMS AND ONE SINGLE • LARGE FULLY ENCLOSED REAR GARDEN • DETACHED OUTBUILDING WITH VERSATILE POTENTIAL





Summary

£145,000 - £150,000 GUIDE PRICE | THREE-BEDROOM END-TERRACE HOUSE | DRIVEWAY PARKING | LARGE ENCLOSED REAR GARDEN | DETACHED OUTBUILDING | WOODVILLE ROAD, BOSTON

Sedge Estate Agents are delighted to offer for sale this well-presented three-bedroom end-of-terrace house, situated on the popular Woodville Road in Boston. Offering spacious living accommodation, three bedrooms, generous off-road driveway parking, a large enclosed rear garden and a detached outbuilding, this property represents an excellent opportunity for first-time buyers, families and buy-to-let investors.

The ground floor accommodation comprises a welcoming living room, providing a comfortable reception space, together with a spacious kitchen/dining room offering ample room for cooking, family meals and entertaining. A rear lobby provides access to the ground floor family bathroom, completing the downstairs accommodation.

To the first floor are three well-proportioned bedrooms, including two generous double bedrooms and a further single bedroom, which would also make an ideal nursery, home office or guest bedroom.

Externally, the property benefits from substantial off-road driveway parking to the front, providing space for multiple vehicles. To the rear is an impressive large enclosed garden, featuring a raised patio area ideal for outdoor dining and entertaining, alongside a lawned garden offering plenty of space for children, pets and outdoor activities.

A particularly attractive feature is the detached outbuilding, offering excellent versatility and potential for use as a workshop, hobby room, home office, gym or additional storage, subject to any necessary consents.

Situated along Woodville Road, the property is conveniently positioned for access to Boston town centre, local shops, schools and everyday amenities.

Combining three-bedroom accommodation, driveway parking, a substantial rear garden and a versatile detached outbuilding, this property offers considerably more than your typical end-terrace home and is well worth viewing.

GROUND FLOOR

Living Room – 3.00m x 3.70m

A welcoming reception room providing a comfortable space for relaxing and entertaining.

Kitchen/Diner – 3.30m x 4.80m

A spacious kitchen and dining area offering practical cooking space and room for a family dining table.

Rear Lobby

Providing access to the ground floor bathroom.

Bathroom – 1.60m x 2.60m

Ground floor bathroom serving the accommodation.

FIRST FLOOR

Bedroom One – 3.00m x 3.90m

A generous double bedroom.

Bedroom Two – 2.80m x 3.30m

A further well-proportioned double bedroom.

Bedroom Three – 1.90m x 2.40m

A versatile single bedroom, ideal as a nursery, guest bedroom or home office.

OUTSIDE

FRONT

Substantial driveway providing generous off-road parking.

REAR GARDEN

A large enclosed rear garden featuring a raised patio area, lawned section and plenty of outdoor space for entertaining, relaxing and family activities.

DETACHED OUTBUILDING

A versatile detached outbuilding offering potential for use as a workshop, home office, gym, hobby room or additional storage.

PROPERTY INFORMATION

Guide Price: £145,000 - £150,000

Council Tax Band: A – Boston Borough Council

Parking: Off-road driveway parking

Outside: Large enclosed rear garden and detached outbuilding

Early viewing is highly recommended to appreciate the accommodation, parking and outdoor space on offer. Contact Sedge Estate Agents today to arrange your viewing.

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ADDITIONAL INFORMATION

Local Authority – Boston Borough

Council Tax – Band A

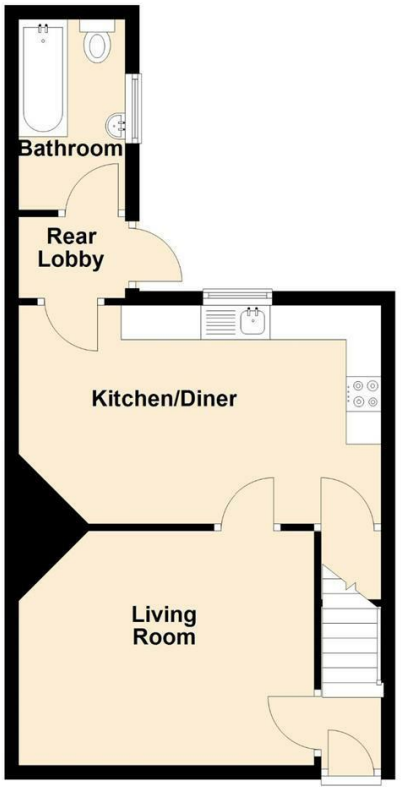
Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold

Ground Floor

Approx. 40.5 sq. metres (436.4 sq. feet)

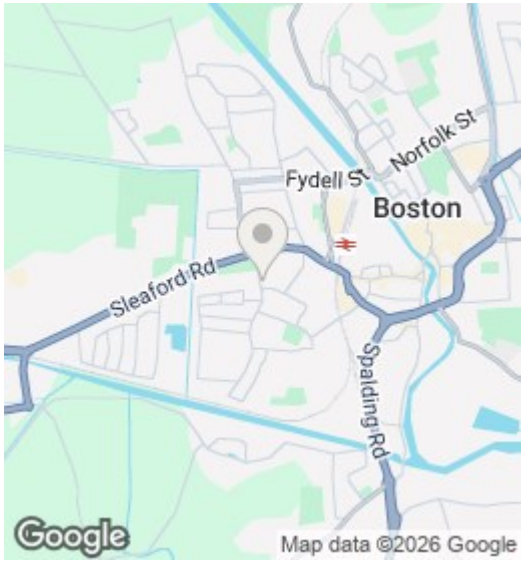


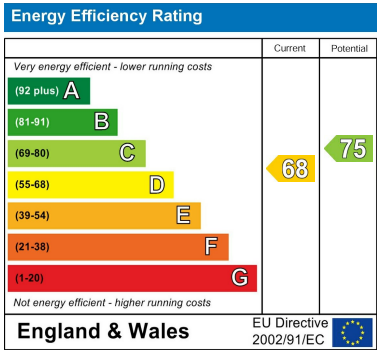
First Floor

Approx. 32.4 sq. metres (349.1 sq. feet)



Total area: approx. 73.0 sq. metres (785.5 sq. feet)





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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