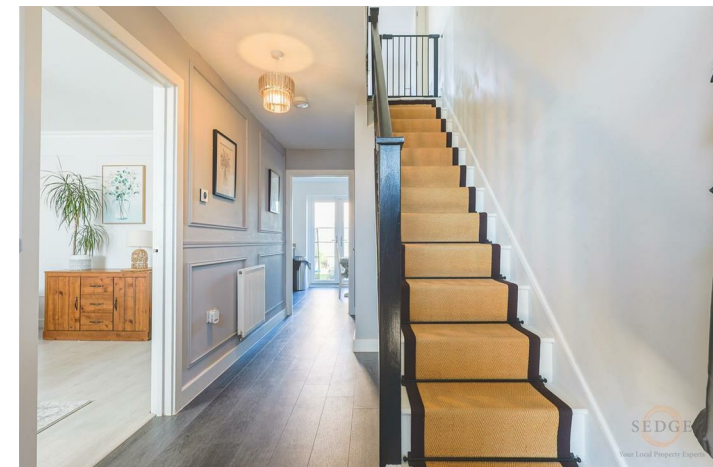




2 SPARKES COURT

BOSTON, PE21 7FS

£190,000
FREEHOLD

Beautifully presented and deceptively spacious, this stunning three-bedroom modern home in the sought-after Sparkes Court development offers stylish living, superb natural light, and an exceptional finish throughout. With a standout kitchen/diner, impressive dual-aspect principal bedroom, and excellent off-road parking for up to four vehicles, this home is ready to move straight into. Located in a quiet cul-de-sac within easy reach of Boston town centre, schools, and amenities, it's the perfect blend of convenience, comfort, and contemporary living. Being sold with a complete onward chain for a smoother move.

2 SPARKES COURT

- Beautifully presented three-bedroom modern home
- Sought-after Sparkes Court development in Boston
- Spacious lounge measuring 4.88m x 3.43m
- Stunning kitchen/diner measuring 3.02m x 5.76m
- Double doors from kitchen/diner to garden
- Impressive principal bedroom 2.95m x 5.44m with dual aspect windows
- Two further well-proportioned bedrooms
- Stylish modern décor throughout
- Off-road parking for up to four vehicles to the rear
- Complete onward chain for smoother purchase



Description

Property Description

Situated within the highly regarded modern development of Sparkes Court, this beautifully presented three-bedroom home offers stylish, contemporary living in a quiet and family-friendly cul-de-sac setting within Boston.

The location is particularly attractive, offering a superb balance of peaceful residential living while still being conveniently close to everyday amenities. Boston town centre is just a short distance away, providing a wide range of shops, supermarkets, cafes, and leisure facilities, while well-regarded local schools and transport links are also within easy reach. This makes the area ideal for families, professionals, and first-time buyers alike.

Internally, the property has been exceptionally well presented and tastefully decorated throughout, creating a bright, modern, and welcoming feel from the moment you step inside. The entrance hallway leads to a convenient ground floor WC and stairs rising to the first floor.

The spacious lounge, measuring 4.88m x 3.43m, enjoys a front aspect window that fills the room with natural light, creating a comfortable and relaxing living space. To the rear, the impressive kitchen/diner measures 3.02m x 5.76m and is a real highlight of the home. With a rear aspect window and double doors opening directly onto the garden, this space is perfect for both everyday family life and entertaining, seamlessly blending indoor and outdoor living.

To the first floor, there are three well-proportioned bedrooms. The principal bedroom is particularly striking, measuring 2.95m x 5.44m and benefitting from stunning dual aspect windows to the front, creating an exceptionally light and airy feel. Bedrooms two and three both enjoy rear aspects,

measuring 3.48m x 2.69m and 2.57m x 2.59m respectively, making them ideal for children, guests, or home working.

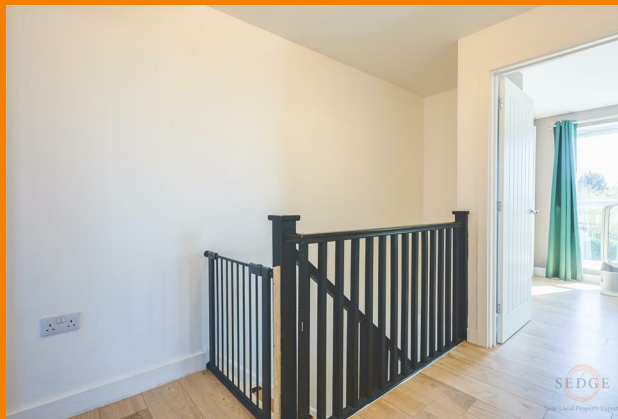
The landing also provides useful built-in storage, adding to the practicality of the home.

Externally, the property continues to impress with excellent off-road parking for up to four vehicles to the rear — a rare and highly desirable feature in modern developments of this type. The rear garden offers further potential for outdoor seating and entertaining.

This property is being sold with a complete onward chain, as the current owners are purchasing a new build home. This provides a smoother and more straightforward transaction for prospective buyers.

Overall, this is a superb opportunity to acquire a modern, well-maintained home in a popular and convenient location, offering both style and practicality in equal measure.

2 SPARKES COURT





SEDGE

Your Local Property Expert

2 SPARKES COURT

ADDITIONAL INFORMATION

Local Authority – Boston Borough

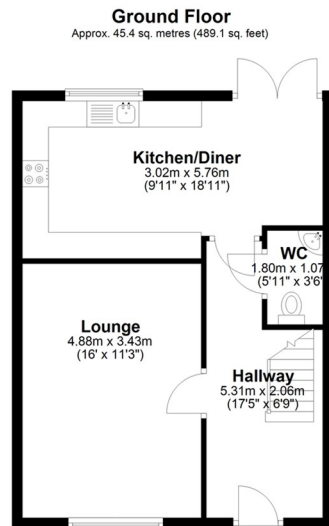
Council Tax – Band B

Viewings – By Appointment Only

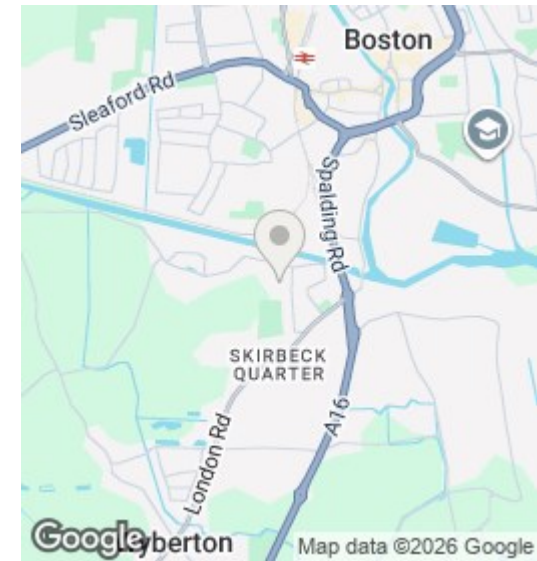
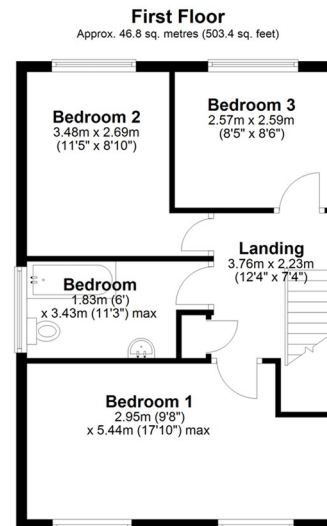
Floor Area – sq ft

Tenure – Freehold





Total area: approx. 92.2 sq. metres (992.5 sq. feet)
2 Sparkes



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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