



WEST VIEW LANGRICK ROAD

BOSTON, PE20 3SG

£260,000
FREEHOLD

CHAIN FREE – THREE BEDROOM BUNGALOW. An excellent opportunity to purchase this spacious three-bedroom bungalow in the highly sought-after location of Hubberts Bridge, just outside Boston. The property boasts a stunning open-plan lounge/diner, generous bedrooms, fitted kitchen, utility room and family bathroom, while outside there is a large amount of off-road parking, an enclosed rear garden and a substantial workshop. Ideally positioned close to local amenities including Boston West Golf Centre and The Wheatsheaf pub, while offering easy access to Boston and surrounding villages, this is the perfect home for those seeking spacious single-level living in a convenient semi-rural location.

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• Three Bedroom Detached Bungalow • Large Amount of Off-Road Parking • Enclosed Rear Garden • Generously Sized Bedrooms • Excellent Semi-Rural Location • Close to The Wheatsheaf Pub • Excellent Road Links to Boston • Ideal for Downsizers, Families or Those Seeking Single-Level Living • Call Today



Summary

CHAIN FREE | THREE BEDROOM DETACHED BUNGALOW | LARGE DRIVEWAY | WORKSHOP | ENCLOSED REAR GARDEN

Sedge Estate Agents are delighted to offer for sale this fantastic three-bedroom bungalow, situated in the highly convenient location of Hubberts Bridge, just outside Boston. Offered for sale with NO ONWARD CHAIN, this spacious property provides a rare opportunity to purchase a versatile bungalow with excellent outside space, generous off-road parking and a superb open-plan living area.

One of the standout features of this home is the beautiful open-plan lounge/diner, creating a fantastic heart to the property and an ideal space for both everyday living and entertaining. Measuring approximately 7.52m x 5.08m, the room is flooded with natural light from windows to the front, side and rear, providing a wonderful sense of space.

The accommodation is well suited to a range of buyers, with three generously proportioned bedrooms, a family bathroom, fitted kitchen and useful utility room. Bedroom One measures approximately 5 metres in length, while Bedrooms Two and Three also provide excellent bedroom space.

The property further benefits from a substantial workshop, offering fantastic versatility for those requiring a home workshop, storage area, hobby space or potential home-working environment, subject to any necessary consents.

Externally, the property really comes into its own. There is a large amount of off-road parking to the front, providing ample space for several vehicles and potentially a caravan, trailer or other recreational vehicles. To the rear is a good-sized enclosed garden, providing a private outdoor space for relaxing, entertaining and enjoying the surrounding countryside.

A Fantastic Location

West View enjoys an enviable position in Hubberts Bridge, offering the best of both worlds – a peaceful semi-rural setting while remaining within easy reach of Boston and a range of local amenities.

The property is particularly well positioned for those who enjoy the countryside but don't want to be isolated. Boston West Golf Centre is close by, providing excellent golfing and leisure facilities, while the popular Wheatsheaf Inn is also nearby, making it easy to enjoy a meal or drink without having to travel far.

Hubberts Bridge also provides excellent road links into Boston and the surrounding villages, making this a particularly appealing location for commuters and those wanting easy access to local facilities whilst enjoying a quieter setting.

Whether you are looking to downsize, searching for a spacious bungalow or simply want a property with plenty of parking, garden space and versatile accommodation, West View offers an excellent opportunity that should not be missed.

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ADDITIONAL INFORMATION

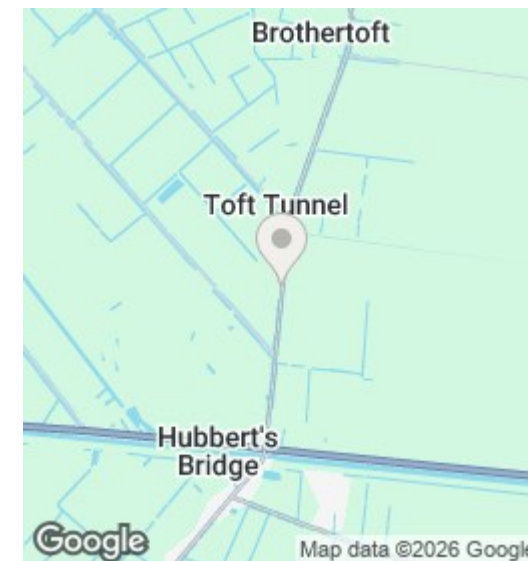
Local Authority – Boston Borough

Council Tax – Band C

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold



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

Spalding Office Sales
11 The Crescent
Spalding
Lincolnshire
PE11 1AE

01775 713 888
enquiries@sedge-homes.com
www.sedge-homes.com

