



Gairloch, Wainfleet Road
Boston, Lincolnshire, PE21 9RN

£500,000

5 Bedroom Detached House

- Freehold
- Executive Individually Designed Detached Property
- Prestigious Location Close To Pilgrim Hospital
- Ample Off Road Parking and Garage for Three Cars
- No Onward Chain
- 5 Bedrooms/3 Bathrooms
- 0.25 Acre Plot (sts)
- EPC Rating - D, Council Tax Band - F

[Click here to access the Energy Performance Certificate for Gairloch, Wainfleet Road, Boston, Lincolnshire, PE21 9RN](#)



Overview

Pygott & Crone are delighted to present this substantial and individually designed executive family home, occupying a generous plot of approximately 0.25 acres (STS) on the highly regarded Wainfleet Road. Offering over 3,600 sq ft of versatile accommodation, this impressive residence combines spacious living areas, generous bedrooms and excellent outside space, all whilst being offered to the market with no onward chain.

Situated on the outskirts of Boston, the property enjoys a convenient position close to Pilgrim Hospital, local amenities and popular eateries, whilst remaining one of the area's most sought-after residential locations.



The well-planned accommodation briefly comprises a grand Entrance Hall, spacious Lounge, impressive Sun Room, separate Dining Room, Ground Floor Shower Room, fitted solid wood Kitchen/Dining Room with integrated appliances, Utility Room and internal access to the Garage. The current owners have also recently installed a new hot water tank, creating a pressurised hot water system throughout the property.

To the first floor, a generous Landing Area provides access to five Bedrooms and a large Family Bathroom. The principal Bedroom benefits from a spacious En-Suite Bathroom, whilst the remaining bedrooms offer excellent flexibility for growing families, guests or those working from home.

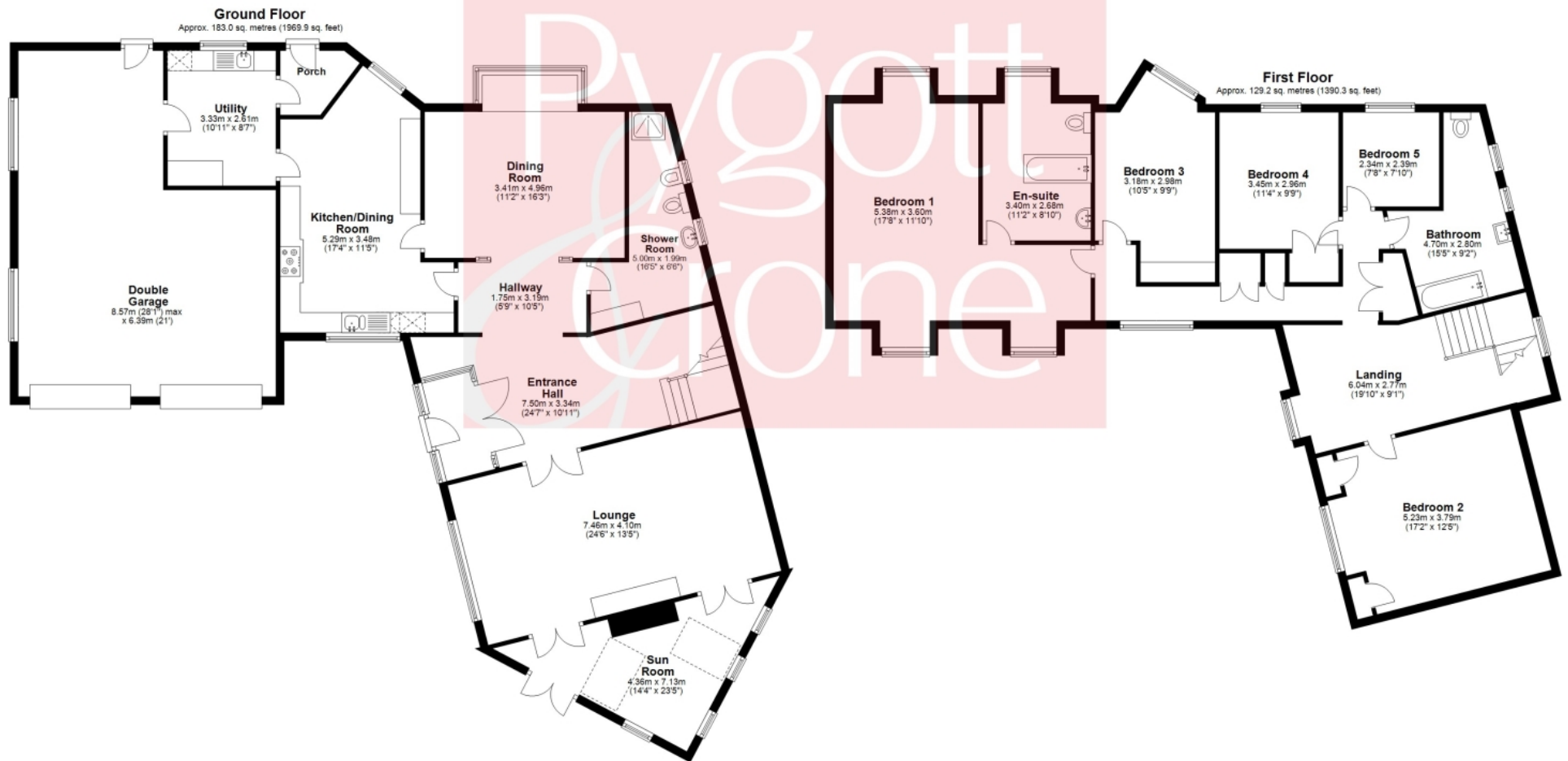
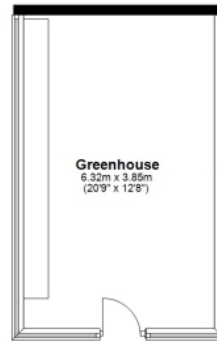
Externally, a gated entrance leads onto a substantial driveway providing ample off-road parking for numerous vehicles. The Garage can accommodate up to three cars and offers excellent additional storage space. The rear garden is a particular feature of the property, being predominantly laid to lawn with established trees, mature planting and a high-quality greenhouse, creating an attractive and private outdoor space.

Properties of this size and calibre in such a desirable location rarely become available and an internal viewing is highly recommended to fully appreciate everything this exceptional home has to offer.





Greenhouse
Approx. 24.3 sq. metres (261.9 sq. feet)



Total area: approx. 336.5 sq. metres (3622.1 sq. feet)



Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



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Gairloch, Wainfleet Road, Boston
is on the market with our Boston branch

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