



Pygott
& Crone

31 Norfolk Street
Boston, Lincolnshire, PE21 6PW

£155,000

2 Bedroom Semi-Detached House

- Freehold
- Two Bedroom Period Property
- No Onward Chain
- Walking Distance To The Town Centre
- Driveway and Spacious Rear Garden
- Beautifully Presented Throughout
- Family Bathroom with Both Shower and Bath
- Viewing Essential
- EPC Rating - D, Council Tax Band - A

[Click here to access the Energy Performance Certificate for 31 Norfolk Street, Boston, Lincolnshire, PE21 6PW](#)



Overview

Pygott and Crone are delighted to market this spacious semi-detached family home ideally located within walking distance to the town centre. A stunning period property which is beautifully presented and offers fantastic living space, stylish interior and a generous rear garden the property also benefits from gas central heating, uPVC windows and doors and no onward chain.

Internally the accommodation briefly comprises, entrance hall, spacious lounge, dining room, fitted kitchen and utility room to the ground floor. To the first floor there are two double bedrooms, a generous landing and the family bathroom with both shower and bath.

Externally the property has a driveway to the front providing off road parking and to the rear there is a large garden with a sheltered patio area, lawn and further seating area.

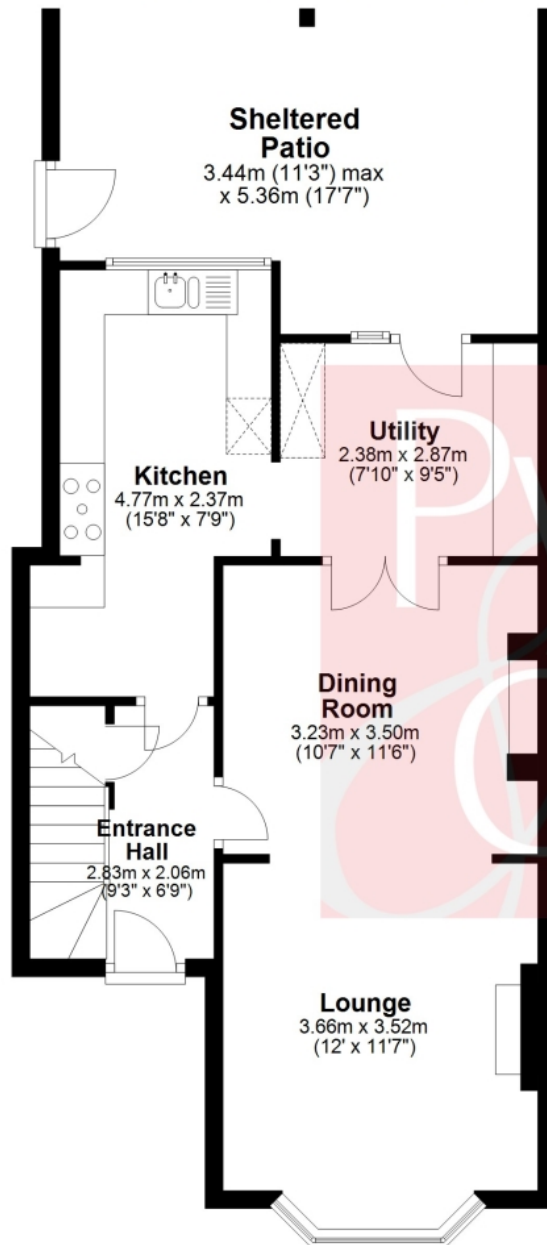
A viewing is highly advised and via the selling agent Pygott and Crone.





Ground Floor

Approx. 49.5 sq. metres (533.1 sq. feet)



Sheltered Patio

3.44m (11'3") max
x 5.36m (17'7")

Kitchen

4.77m x 2.37m
(15'8" x 7'9")

Utility

2.38m x 2.87m
(7'10" x 9'5")

Dining Room

3.23m x 3.50m
(10'7" x 11'6")

Entrance Hall

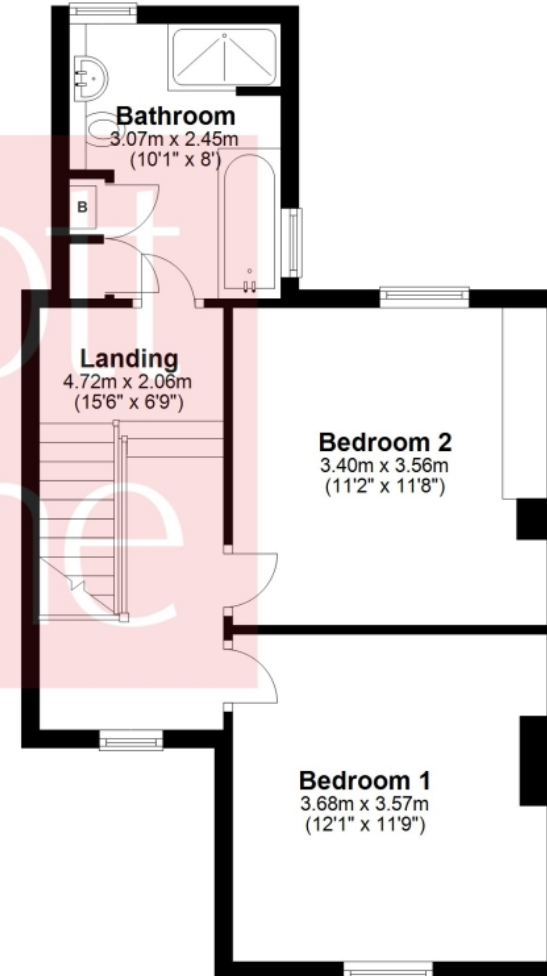
2.83m x 2.06m
(9'3" x 6'9")

Lounge

3.66m x 3.52m
(12' x 11'7")

First Floor

Approx. 43.5 sq. metres (468.7 sq. feet)



Bathroom

3.07m x 2.45m
(10'1" x 8')

Landing

4.72m x 2.06m
(15'6" x 6'9")

Bedroom 2

3.40m x 3.56m
(11'2" x 11'8")

Bedroom 1

3.68m x 3.57m
(12'1" x 11'9")

Total area: approx. 93.1 sq. metres (1001.8 sq. feet)

Floor plan created by Matte Black Media.
Plan produced using PlanUp.



Location



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is on the market with our Boston branch

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