



130 Carlton Road
Boston, Lincolnshire, PE21 8LN

Guide Price
£85,000

2 Bedroom Detached Bungalow

- Freehold
- Modern Method of Auction - T & Cs Apply
- Reservation Fee Payable
- 2 Bedroom Bungalow
- No Onward Chain
- Detached and Close To Town
- Driveway and Garden
- Viewing Advised
- EPC Rating - E, Council Tax Band - A

[Click here to access the Energy Performance Certificate for 130 Carlton Road, Boston, Lincolnshire, PE21 8LN](#)



Overview

For Sale By Modern Method of Auction - T & Cs Apply

This detached bungalow, offered with no onward chain, provides well-proportioned accommodation throughout. An entrance porch opens into a central hallway that leads to a bright lounge with dual-aspect windows and a fitted kitchen with useful storage and worktop space. The property also features a generous open-plan dining and living area with access to the garden, creating a versatile space for everyday use. A side entrance/garden room offers additional flexibility and further access to the outside.

There are two double bedrooms, one positioned at the front of the property and the other overlooking the rear garden, the latter benefiting from built-in wardrobes and a cupboard housing the boiler. The family bathroom includes a four-piece suite with bath and separate shower.

Externally, the bungalow enjoys enclosed gardens to the side and rear along with a driveway providing off-road parking. Mains water, electricity and drainage are connected, while the gas supply is present but currently capped off, with no gas meter installed.

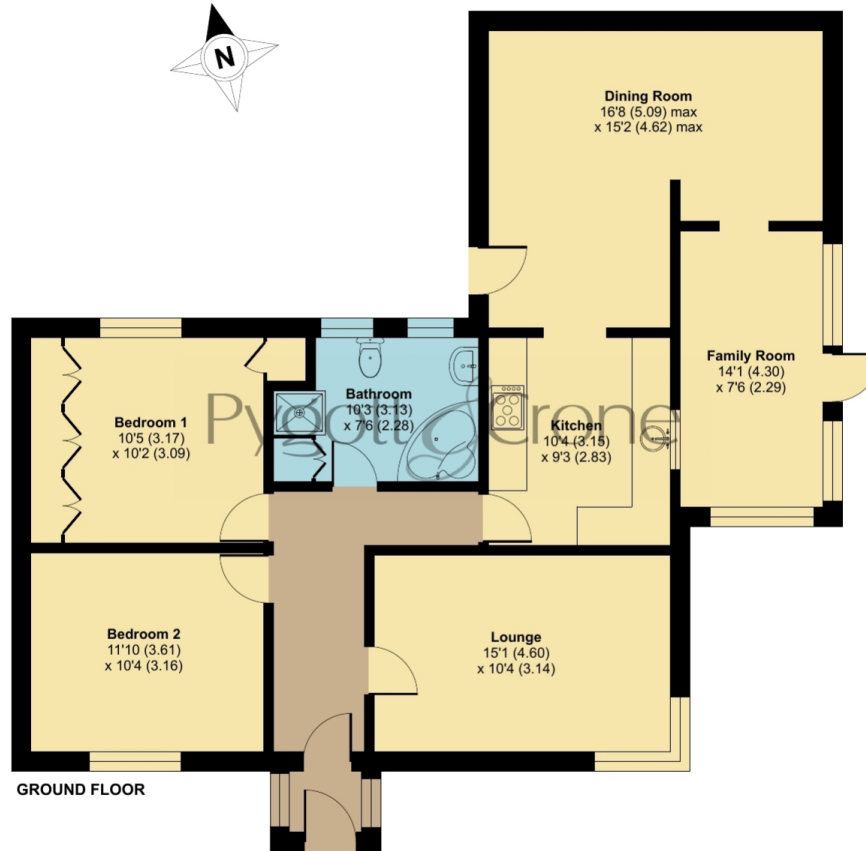




Carlton Road, Boston, PE21

Approximate Area = 1036 sq ft / 96.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Pygott & Crone. REF: 1378708



BUYING CONDITIONS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

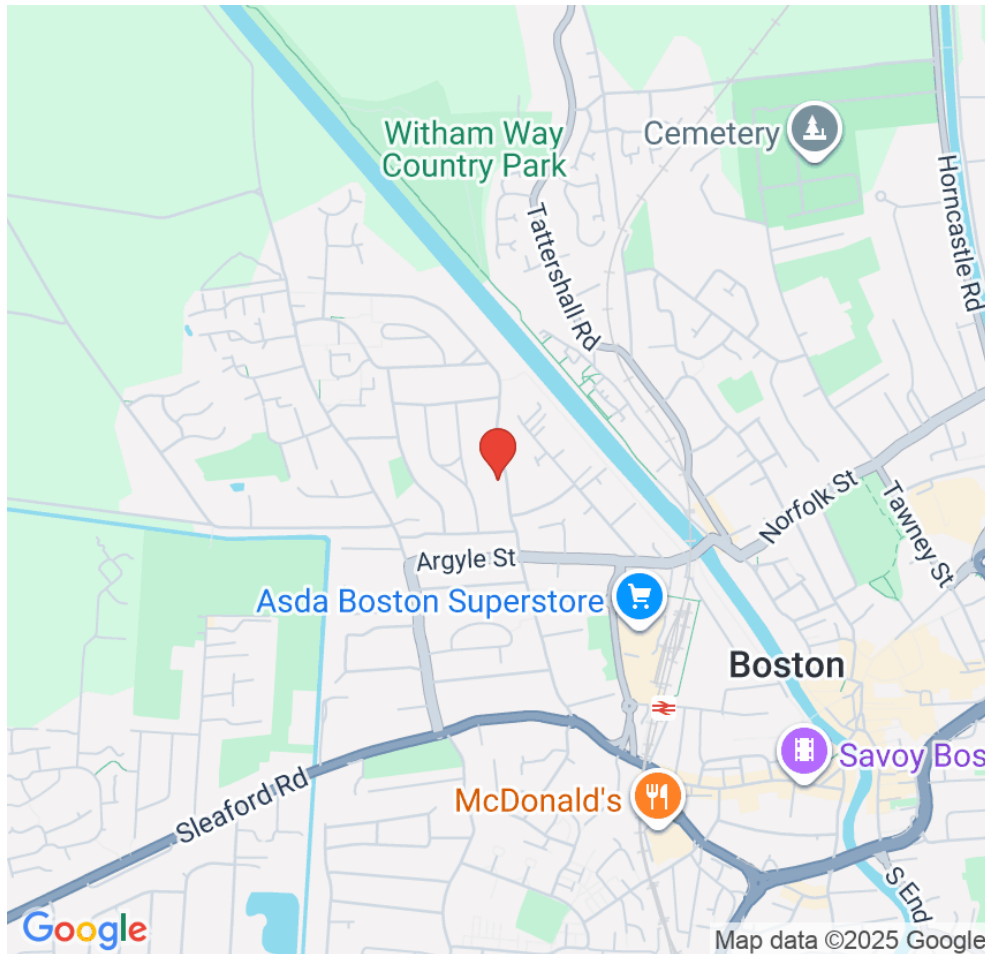
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Entrance Hall

Location



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



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Josh Campbell-Foreman

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is on the market with our Boston branch

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