



26 Bain Road
Boston, Lincolnshire, PE21 7QE

£225,000

2 Bedroom Chalet

- Two Bedroom Dormer Bungalow
- Popular Residential Area
- Single Garage With Electric Door
- Large Front and Rear Gardens
- Immaculately Presented Throughout
- Gas Central Heating and UPVC Windows and Doors
- Viewing Essential
- EPC Rating - D, Council Tax Band - B

[Click here to access the Energy Performance Certificate for 26 Bain Road, Boston, Lincolnshire, PE21 7QE](#)



Overview

This beautifully presented dormer bungalow has been exceptionally well maintained and offers a practical, comfortable layout across two floors. The ground floor features a spacious lounge/dining room stretching over 21 feet, filled with natural light and perfect for both relaxing and entertaining. The modern, re-fitted kitchen/breakfast room, complete with an integrated dishwasher and stylish LVT flooring, flows seamlessly into a sun room. A handy pantry and adjacent utility cupboard provide additional storage and workspace, combining style with functionality.

Also on the ground floor is a bathroom with a shower over the bath, a separate WC, and a welcoming entrance hall leading to the first floor. The property has updated electrics and plumbing, ensuring modern convenience and peace of mind.



Upstairs, there are two well-proportioned bedrooms, both enjoying good natural light and built-in storage. The home further benefits from gas central heating and uPVC windows and doors throughout.

Externally, the property enjoys generous front and rear gardens, with the rear garden being particularly private and enjoying a sunny aspect — ideal for outdoor relaxation. A driveway to the front provides additional off-street parking and leads to a single garage fitted with an electric garage door, offering secure parking and extra storage.

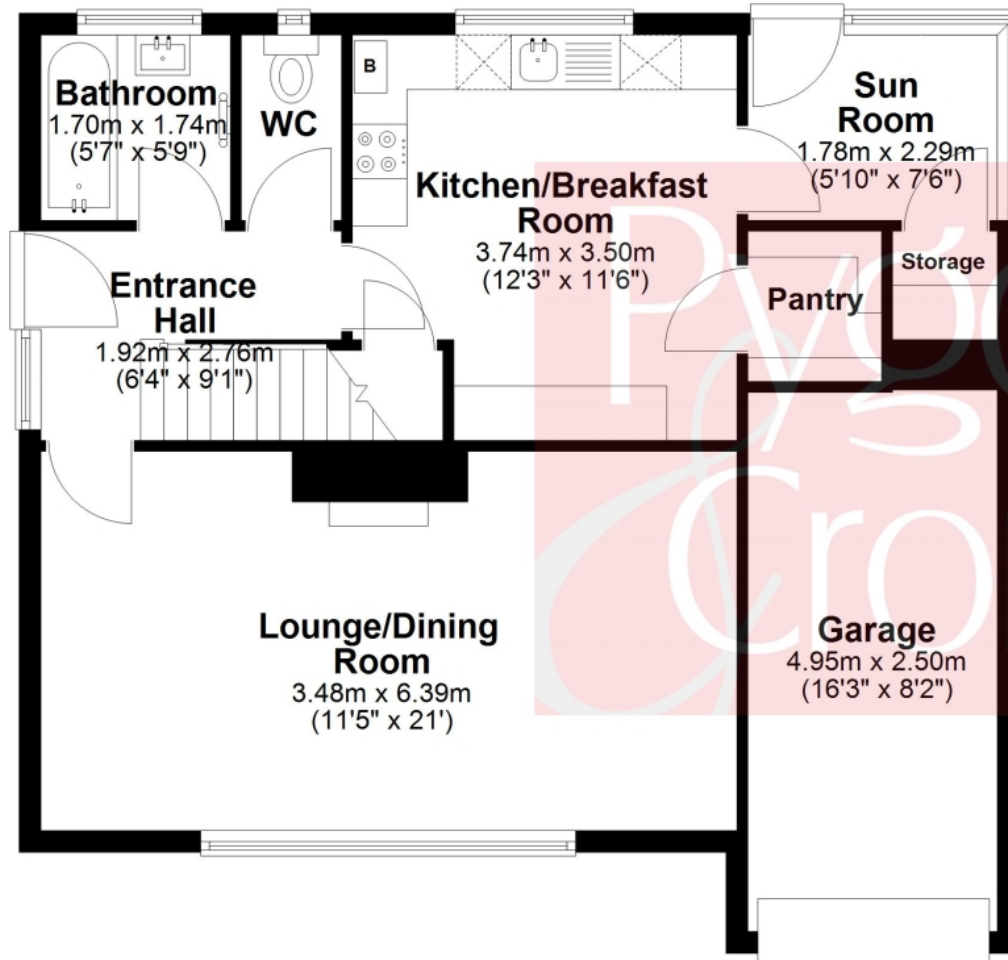
Situated in a quiet and sought-after residential area, the property is conveniently located for local amenities, schools, and transport links. Exceptionally clean and tidy throughout, this home is ready to move straight into and offers an excellent balance of space, comfort, and practicality.





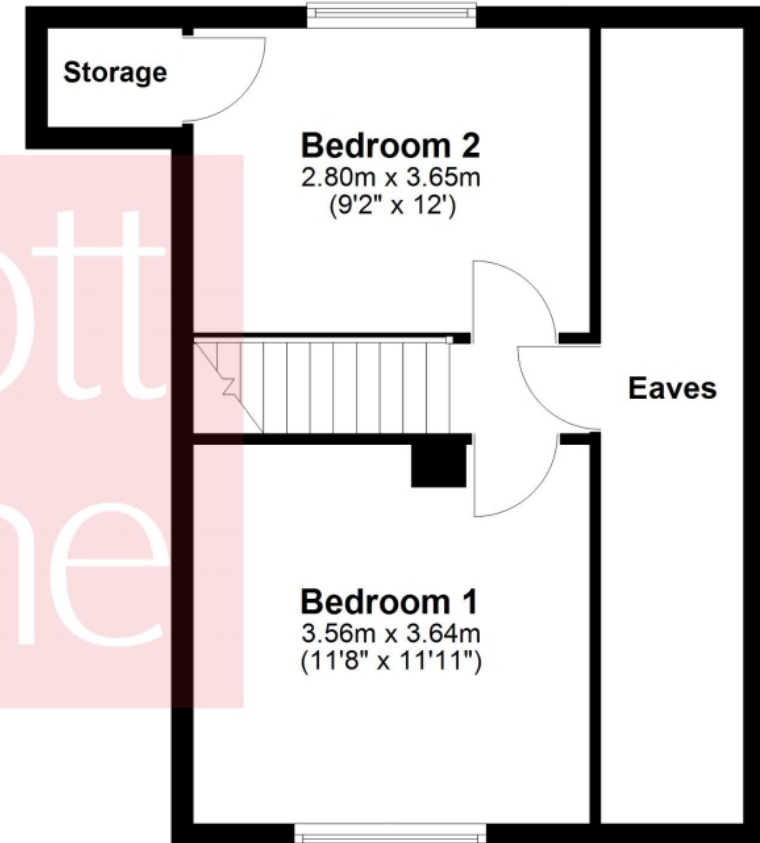
Ground Floor

Approx. 66.6 sq. metres (716.5 sq. feet)



First Floor

Approx. 38.5 sq. metres (414.2 sq. feet)

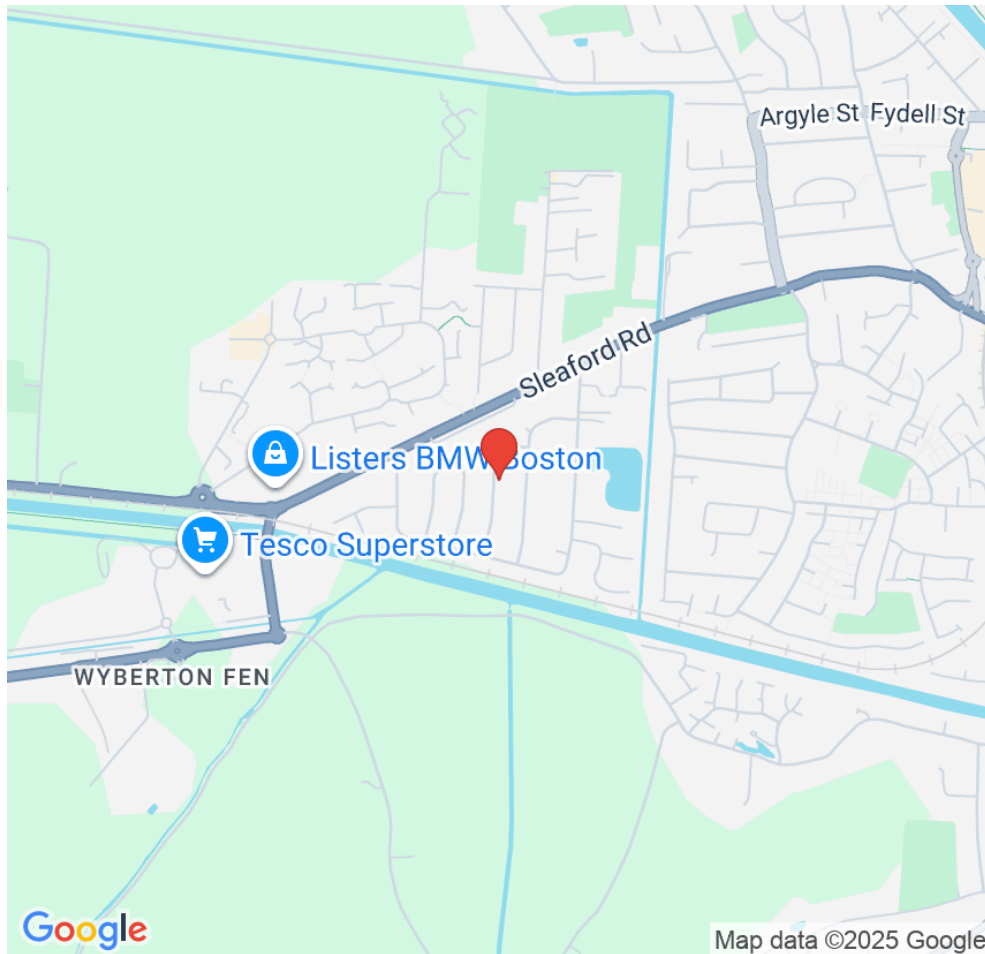


Total area: approx. 105.0 sq. metres (1130.7 sq. feet)

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



Location



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



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is on the market with our Boston branch

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