



Pygott
& Crone

11 Orchard Street
Boston, Lincolnshire, PE21 8PL

£175,000

3 Bedroom Semi-Detached House

- Stylish Three Bedroom Semi-Detached Property
- Driveway and Store/Shortened Garage
- Heart Of The Home Kitchen Diner With Island
- Dining Room and Separate Lounge
- Large Garden To The Rear
- Close To Town
- Viewing Advised
- EPC Rating - D, Council Tax Band - A

[Click here to access the Energy Performance Certificate for 11 Orchard Street, Boston, Lincolnshire, PE21 8PL](#)



Overview

This well presented three-bedroom home is ideally situated within easy walking distance of the town centre, offering spacious and practical accommodation throughout.

The ground floor comprises a welcoming lounge to the front, leading through to a separate dining room and an impressive open-plan kitchen/breakfast room to the rear. The kitchen is fitted with a central island, providing additional workspace and seating, making it a real focal point of the home and ideal for both everyday living and entertaining. A conservatory to the rear overlooks the garden, and there is also a ground floor bathroom.

To the first floor are three well-proportioned bedrooms.

Externally, the property benefits from a driveway providing off-road parking and a shortened garage/store, offering useful storage space. To the rear is a particularly large and long enclosed garden, mainly laid to lawn, providing excellent outdoor space for families and keen gardeners alike.

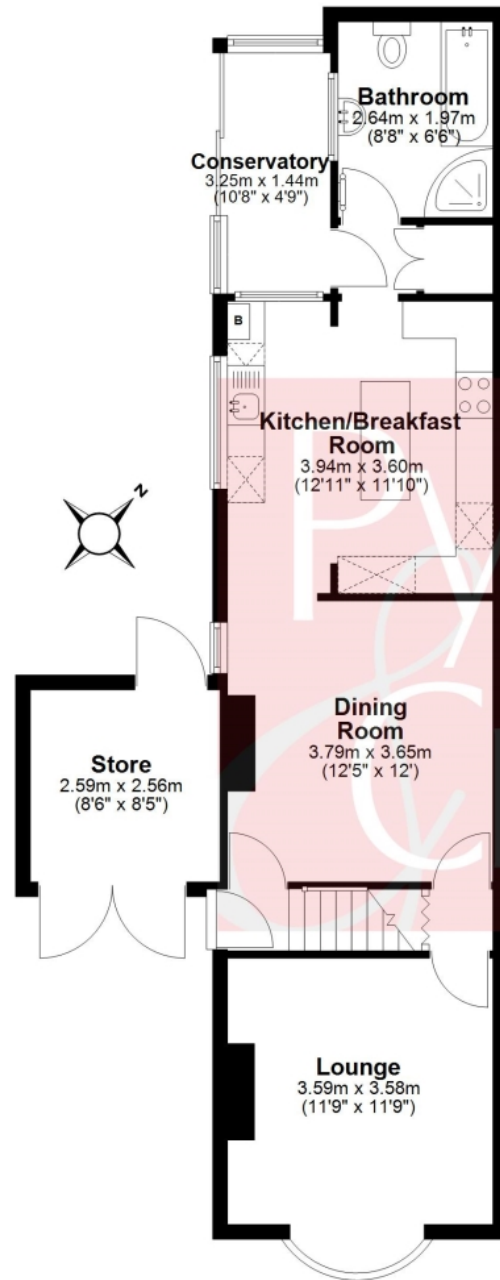
A viewing is highly recommended to appreciate the space and convenient location on offer.





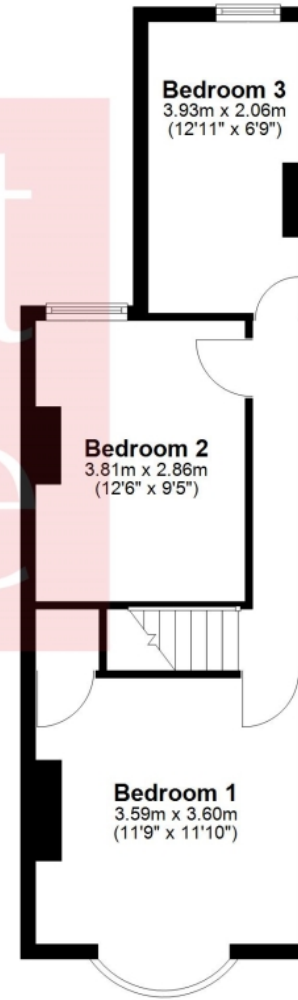
Ground Floor

Approx. 63.8 sq. metres (686.5 sq. feet)



First Floor

Approx. 39.0 sq. metres (419.9 sq. feet)



Total area: approx. 102.8 sq. metres (1106.3 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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