



278 Sleaford Road  
Boston, Lincolnshire, PE21 7PQ

£210,000

## 3 Bedroom Semi-Detached House

- Freehold
- Three Bedroom Semi-Detached
- Ample Off Road Parking and Carport
- Rear Ground Floor Extension
- Generous Garden with Area Of Decking
- Kitchen Diner and Lounge With Bay Window
- Modern Gas Boiler
- Viewing Advised
- Sought After Location
- EPC Rating - C, Council Tax Band - B

[Click here to access the Energy Performance Certificate for 278 Sleaford Road, Boston, Lincolnshire, PE21 7PQ](#)



## Overview

Situated on Sleaford Road in Boston, this three-bedroom semi-detached home offers well-proportioned and practical accommodation suited to modern family living.

The property is entered via a porch leading into the entrance hall, which provides access to the main ground floor rooms. To the front, the lounge features a bay window allowing for good natural light and provides a comfortable everyday living space. To the rear, the kitchen diner offers ample worktop and storage space together with room for a dining table, making it a functional hub of the home. An adjoining utility area adds further practicality, along with a ground floor WC.



The rear extension, currently arranged as a home office, provides a useful and versatile additional room. Positioned off the kitchen area, it offers an ideal space for those working from home, studying, or in need of a separate hobby room.

To the first floor are three bedrooms arranged off the landing and a family bathroom serves all three rooms.

Outside, the property benefits from off-road parking and a carport to the side. The rear garden is a good size and includes a decked seating area along with lawned space.

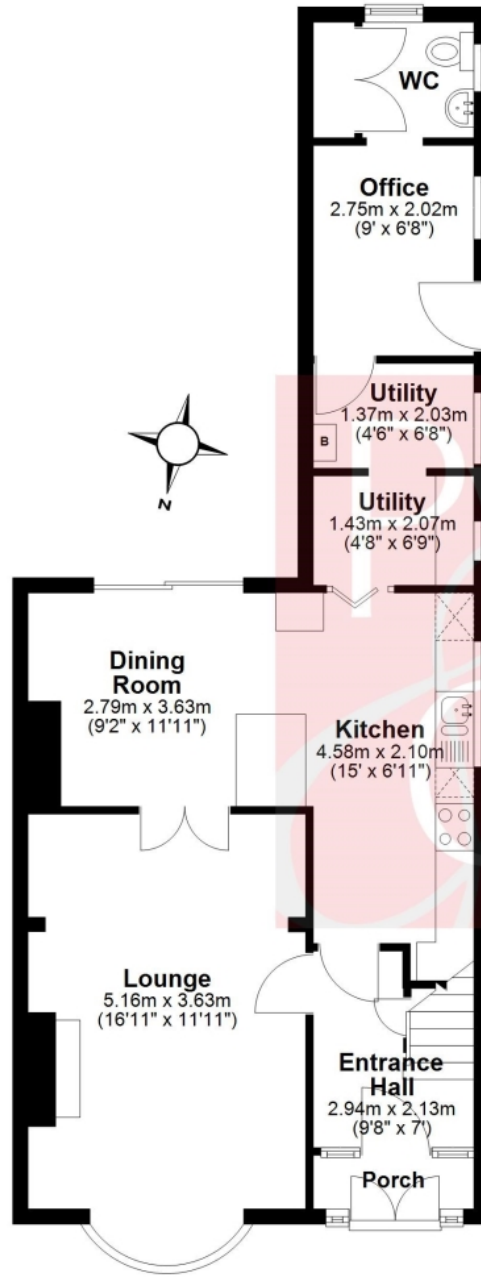
Located within easy reach of local amenities and transport links, this home offers a well-balanced layout in a popular residential area of Lincolnshire.





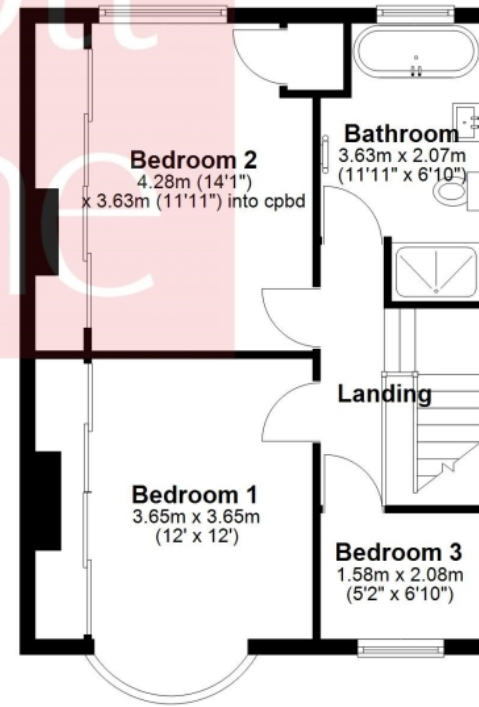
### Ground Floor

Approx. 63.4 sq. metres (682.8 sq. feet)



### First Floor

Approx. 47.2 sq. metres (507.8 sq. feet)



Total area: approx. 110.6 sq. metres (1190.5 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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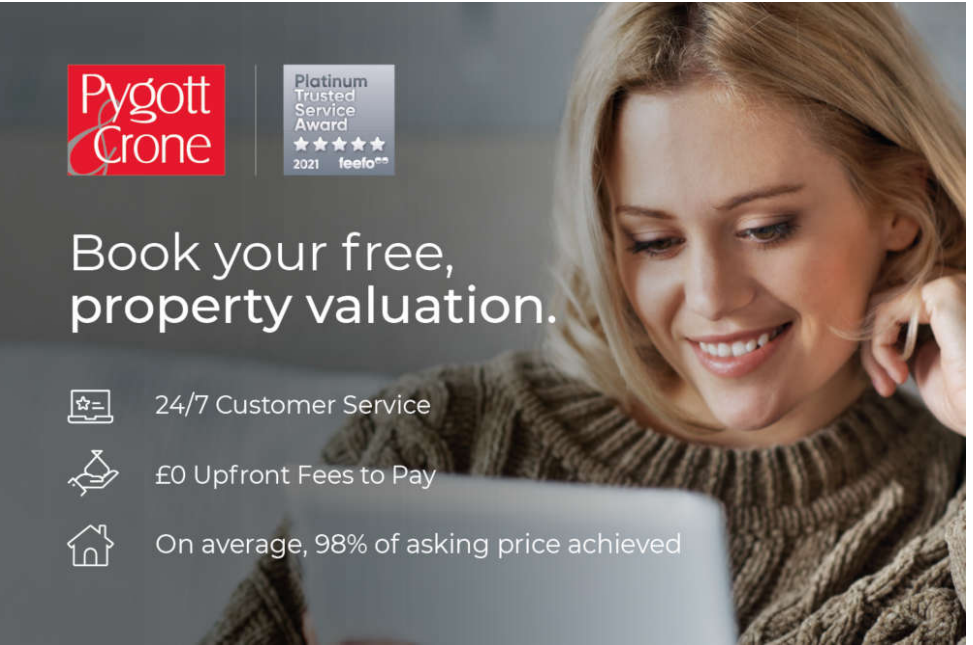
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is on the market with our Boston branch

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