



6 Oaks Road  
Boston, Lincolnshire, PE21 0ES

£76,000

## 3 Bedroom Semi-Detached House

- Freehold
- 40% Shared Ownership
- £261.25 on Remaining Share
- Driveway and Enclosed Rear Garden
- 3 Bedrooms
- En-Suite To Bedroom 1
- EPC Rating - B, Council Tax Band - B
- Viewing Advised
- No Onward Chain
- Freshly Turfed Garden Prior To Completion

[Click here to access the Energy Performance Certificate for 6 Oaks Road, Boston, Lincolnshire, PE21 0ES](#)



## Overview

A stylishly presented modern semi-detached home located off Toot Lane in the sought-after area of Fishtoft, Boston. Built in 2024 and offered on a 40% shared ownership basis, this property presents an excellent opportunity for first-time buyers to step onto the ladder with a contemporary and low-maintenance home. Benefitting from a driveway providing off-road parking, the property is well positioned for access to local amenities and transport links.



The accommodation is well designed and thoughtfully laid out, with the property opening directly into a spacious lounge, creating a comfortable and inviting main living space. To the rear, a modern kitchen/dining room spans the width of the property, offering a bright and sociable area with room for dining and direct access out to the garden. A convenient ground floor WC completes the downstairs layout.

To the first floor, there are three bedrooms, including a principal bedroom with the added benefit of an en-suite shower room. Two further bedrooms provide flexibility for family living, guests or a home office, all served by a contemporary family bathroom. The landing also offers additional storage, enhancing the practicality of the home.

Externally, the property benefits from an enclosed rear garden, along with a driveway providing off-road parking.

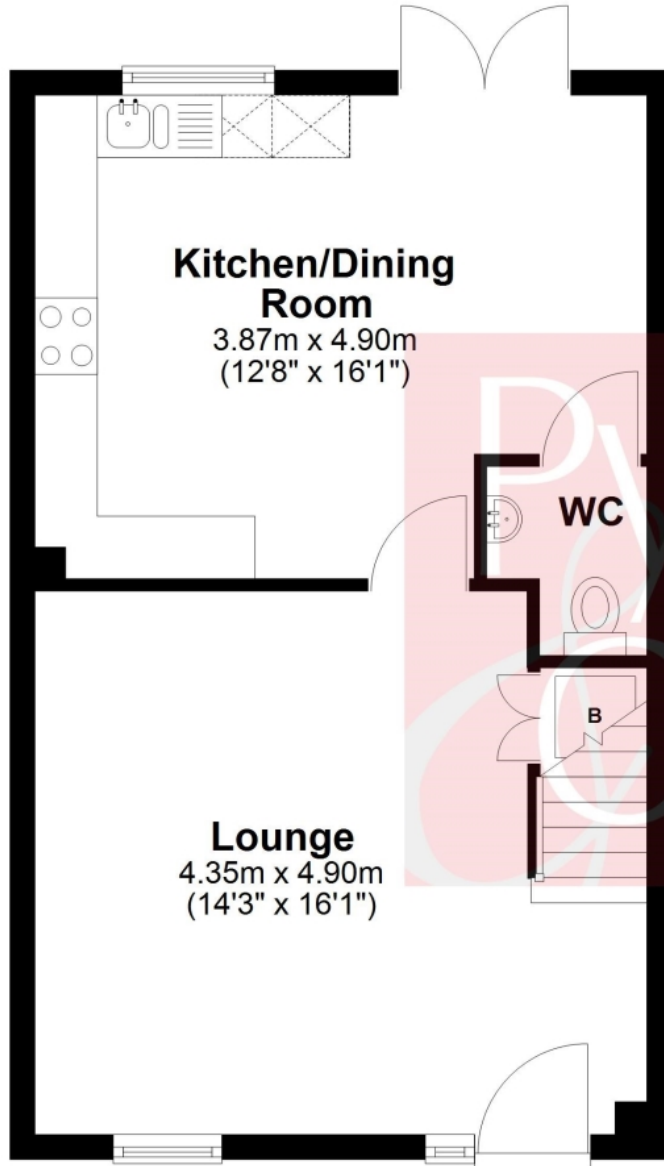
Agents Note: The property is available on a 40% shared ownership basis, with a rent of £261.25 per calendar month payable on the remaining share. The housing provider is Amplius. The sellers have agreed to have the garden re-turfed prior to completion.





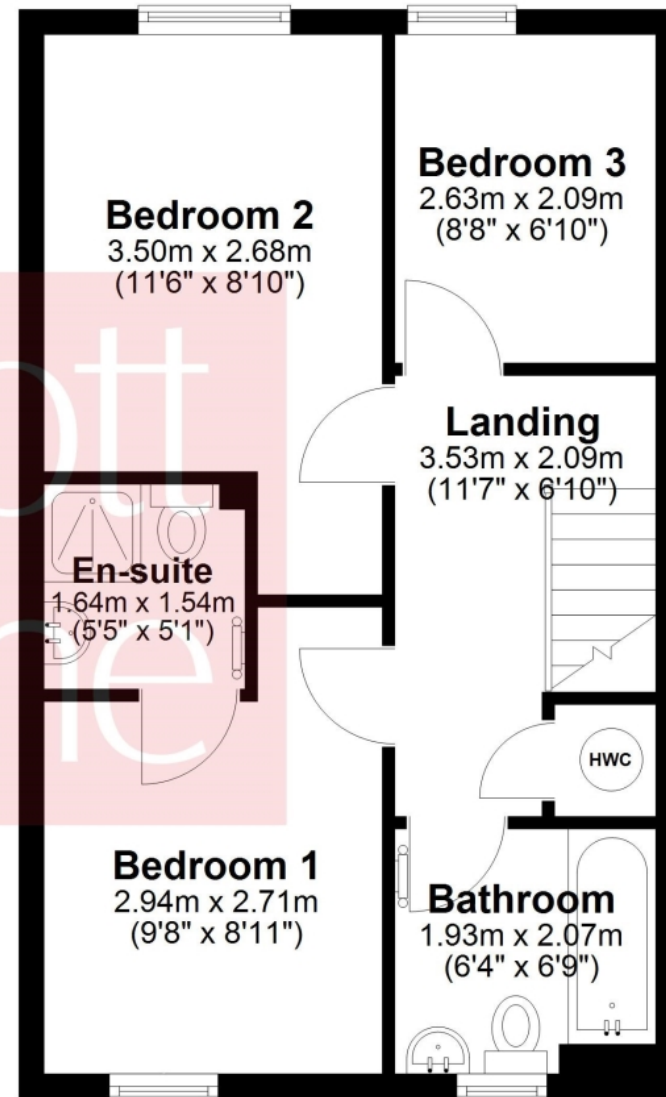
## Ground Floor

Approx. 40.9 sq. metres (440.8 sq. feet)



## First Floor

Approx. 40.4 sq. metres (434.3 sq. feet)

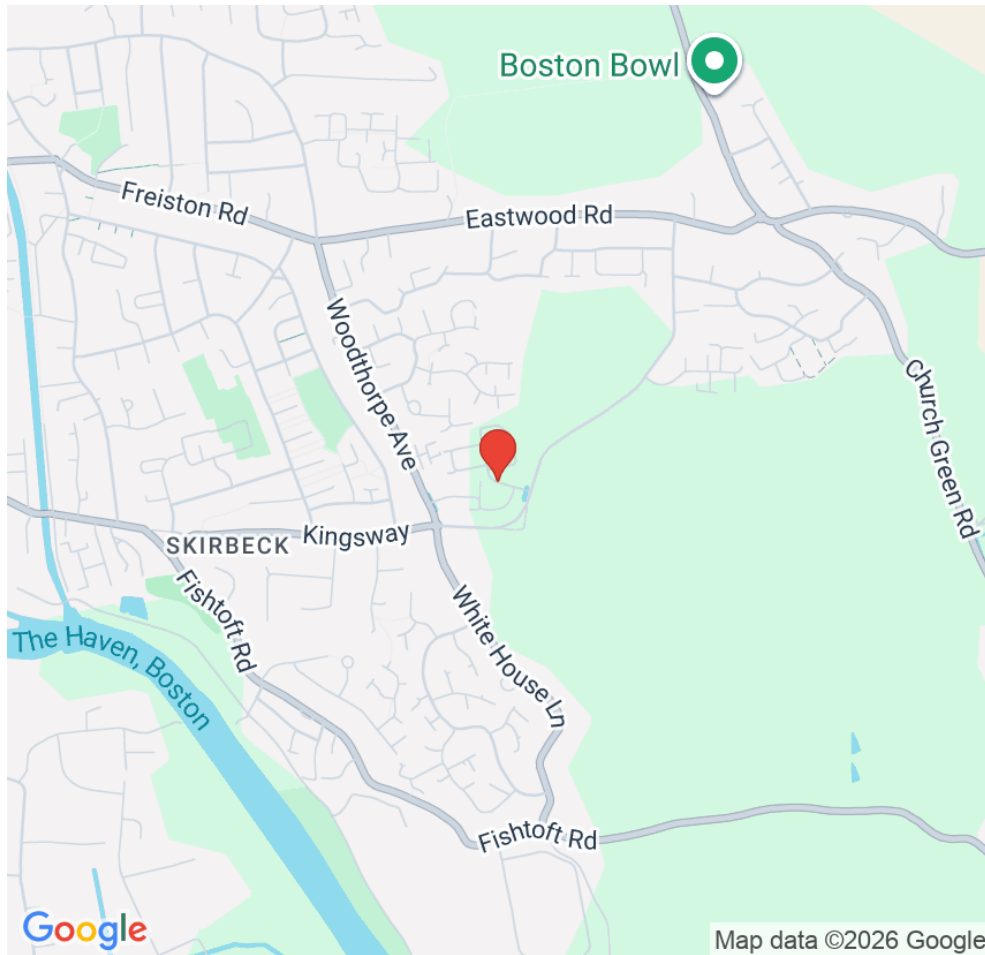


Total area: approx. 81.3 sq. metres (875.1 sq. feet)

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



## Location



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



**Stonebow**  
Financial Services Ltd

### Do you need Financial Help or Advice?

We are offering free advice through Mortgage Advice Bureau. If you would like to discuss your finances or mortgage, we'll arrange for a qualified adviser to call you back at a convenient time.



**Josh Campbell-Foreman**

Mortgage & Protection Adviser

0330 912 0007

Your home may be repossessed if you do not keep up repayments on your mortgage.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.





An advertisement for Pygott Crone. It features a woman with blonde hair smiling while looking at a laptop. The background is dark grey. The Pygott Crone logo is in the top left. To its right is a 'Platinum Trusted Service Award' badge from 2021 by feefo. The main text reads 'Book your free, property valuation.' Below this are three icons with text: a calendar icon for '24/7 Customer Service', a hand holding a coin icon for '£0 Upfront Fees to Pay', and a house icon for 'On average, 98% of asking price achieved'.

Houses. Homes. Harmony.



**6 Oaks Road, Boston**  
is on the market with our Boston branch

---

24 Wide Bargate, Boston PE21 6RX

01205 359111