



26 Wellingtonia Park
Boston, Lincolnshire, PE21 7ND

£185,000

3 Bedroom House

- Freehold
- No Onward Chain
- Three Bedrooms
- Driveway and Carport
- Well Presented throughout
- Popular Location
- Landscaped Rear Garden
- En-Suite, Family Bathroom and Ground Floor W/c
- Gas Central Heating and UPVC Windows and Doors
- EPC Rating - C, Council Tax Band - B

[Click here to access the Energy Performance Certificate for 26 Wellingtonia Park, Boston, Lincolnshire, PE21 7ND](#)



Overview

Situated on the southern outskirts of Boston, this beautifully presented three-bedroom home offers stylish and well-maintained accommodation throughout, making it an ideal purchase for families, first-time buyers or those looking to simply move straight in.

The accommodation briefly comprises an entrance hall, cloakroom, modern kitchen/dining room and a comfortable lounge with doors opening onto the rear garden. To the first floor are three bedrooms, with the principal bedroom benefiting from an en-suite shower room, together with a contemporary family bathroom.

Outside, the property enjoys attractively landscaped gardens designed for ease of maintenance, with a sheltered decking area providing the perfect space for outdoor dining and entertaining. To the front is a driveway providing off-road parking, together with a useful carport.

The property is well positioned on the south side of Boston, offering excellent access to the town centre, Pilgrim Hospital, local schooling and a wide range of amenities, whilst also benefiting from convenient road links to the A16 and surrounding villages.

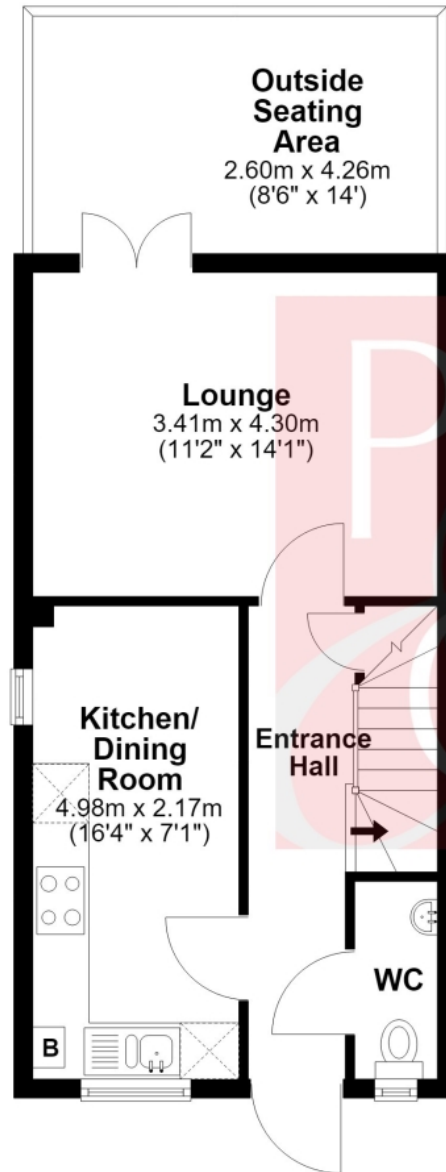
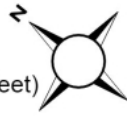
Viewing is highly recommended to fully appreciate the presentation and lifestyle this excellent home has to offer.





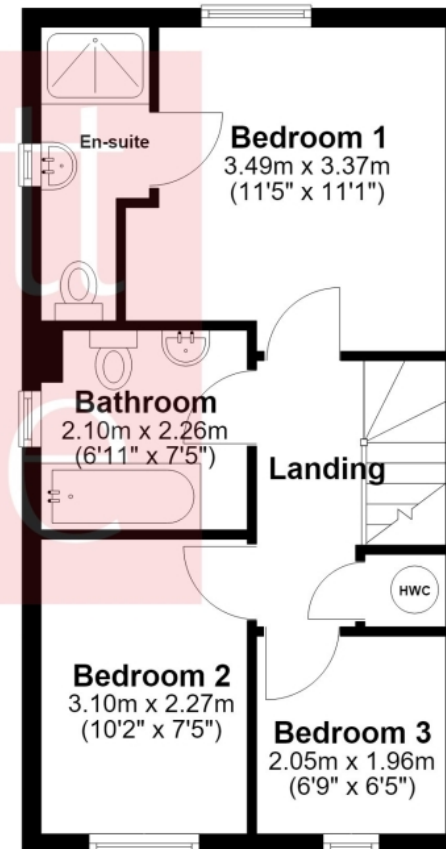
Ground Floor

Approx. 36.3 sq. metres (390.8 sq. feet)
(excluding Outside Seating Area)



First Floor

Approx. 36.9 sq. metres (397.3 sq. feet)

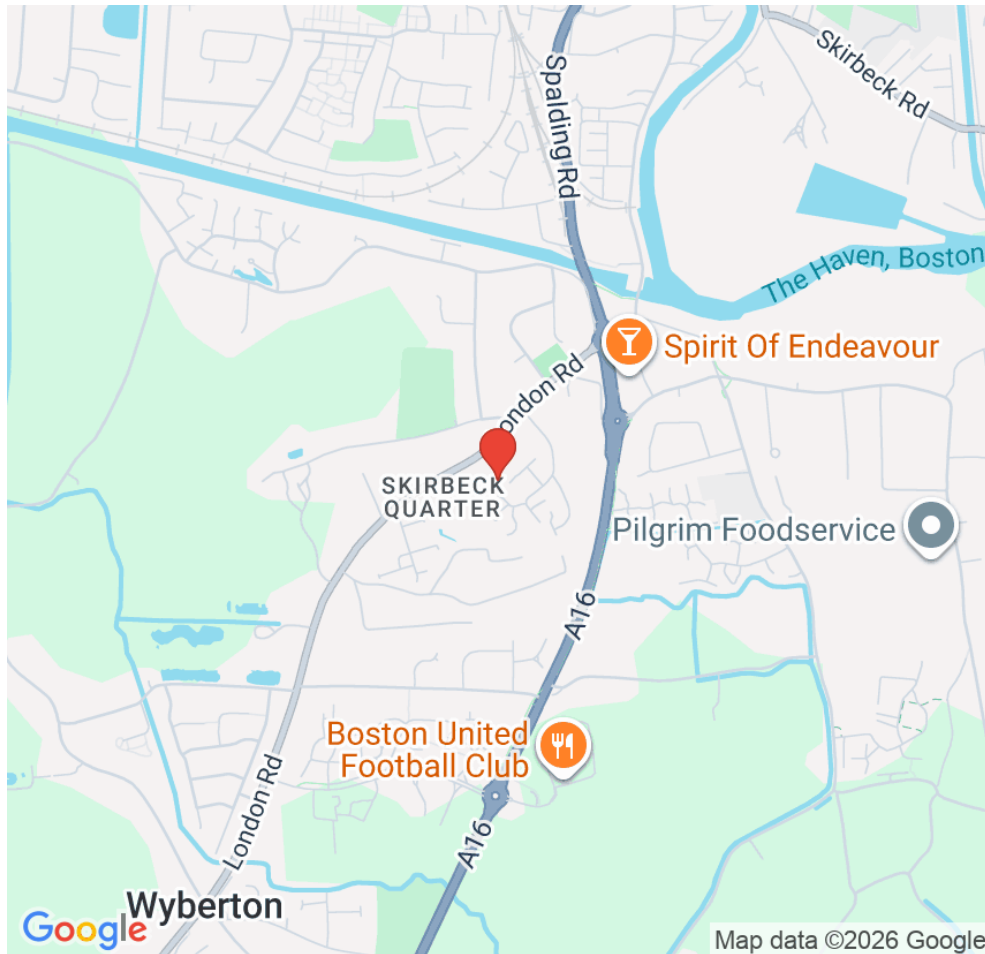


Total area: approx. 73.2 sq. metres (788.1 sq. feet)

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



Location



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is on the market with our Boston branch

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