



42 The Graylings
Boston, Lincolnshire, PE21 8EB

£145,000

2 Bedroom Semi-Detached House

- Two Bedrooms
- Driveway and Enclosed Garden
- Rear Conservatory
- Well Presented Throughout
- No Onward Chain
- Gas Central Heating
- EPC Rating - Council Tax Band - A

[Click here to access the Energy Performance Certificate for 42 The Graylings, Boston, Lincolnshire, PE21 8EB](#)



Overview

A well presented two bedroom home situated in a quiet and popular location.

The accommodation comprises a lounge, dining room, kitchen and conservatory to the ground floor, with two bedrooms and a bathroom to the first floor. The property is well maintained throughout and would make an ideal first time buy, investment or downsize.

Externally, the property benefits from a driveway providing off road parking, along with an enclosed rear garden enjoying field views beyond. There is also a brick-built outbuilding and a modern timber shed, offering useful storage space.

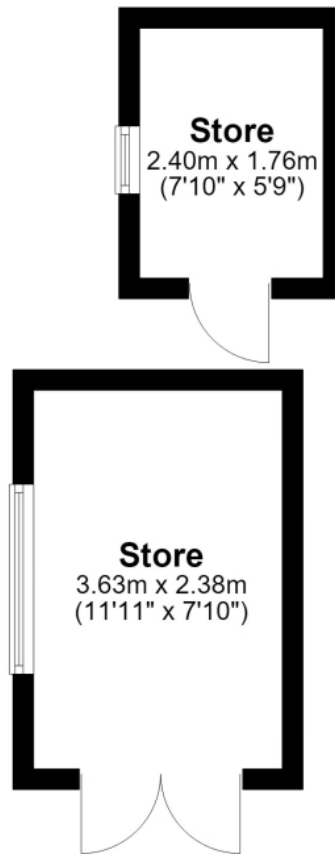
The property occupies a pleasant position within a sought-after area and early viewing is highly recommended.





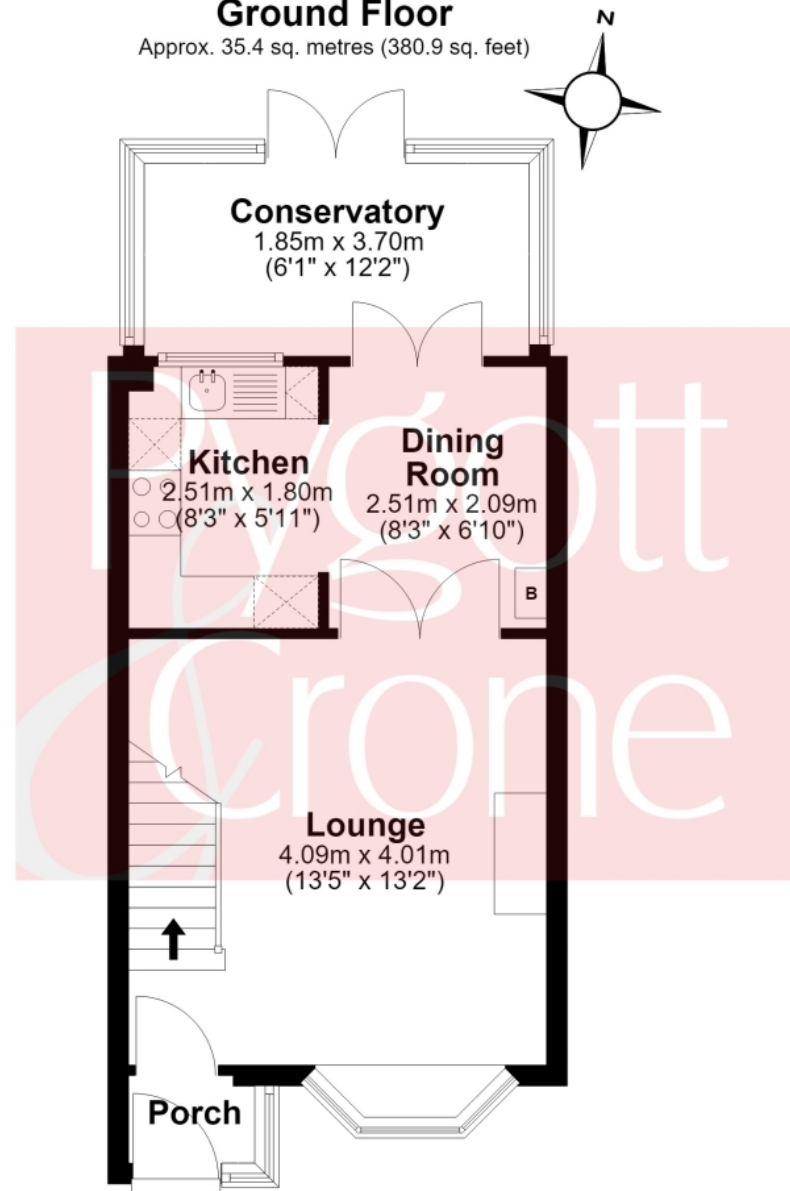
Store to Rear Right

Approx. 12.9 sq. metres (138.6 sq. feet)



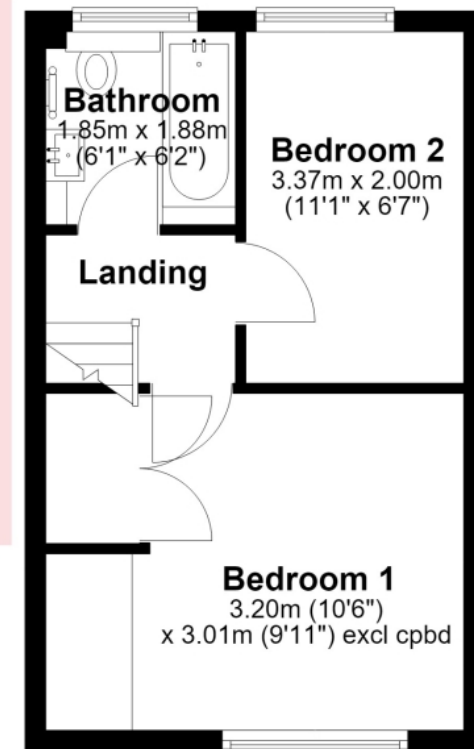
Ground Floor

Approx. 35.4 sq. metres (380.9 sq. feet)



First Floor

Approx. 26.7 sq. metres (287.0 sq. feet)



Total area: approx. 74.9 sq. metres (806.4 sq. feet)

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



Location



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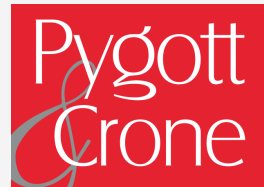





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is on the market with our Boston branch

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