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ESTATE AGENTS

137 Horncastle Road, Boston PE21 9HX

Offers Over £250,000

137 Horncastle Road

Set behind a generous driveway and attractive front garden, the property offers a deceptively spacious and highly versatile layout that can easily adapt to a variety of lifestyles. Whether you're looking for up to three bedrooms with separate lounge and dining spaces, or maybe only need one-bedroom bungalow with generous living accommodation including a lounge, dining room, study and garden room, the flexible design allows you to tailor the home to your individual needs. Nine solar panels add to the energy efficiency of the property and generate electricity and heat the hot water, with excess being fed back to the grid.

The property also features a stylish modern kitchen with appliances and a private, low-maintenance rear garden, currently bursting with colourful wild poppies and wildflowers that create a charming cottage-garden feel amongst the paved seating areas.

Situated along Horncastle Road in Boston, this established detached bungalow enjoys a wonderful position just a pleasant stroll from the town centre, whilst benefiting from attractive views over the picturesque Maud Foster Waterway to the front. The Maud Foster was constructed primarily to drain the surrounding fenland and reduce flood risk to Boston. Despite having the appearance of a natural river, it forms part of the Witham Drainage network and water levels are actively controlled by the Environment Agency by sluice gates located at the Marina.

EPC – D
Council Tax Band - D







Entrance Hall – A part-glazed entrance door opens into a bright and welcoming reception hall featuring attractive parquet flooring, creating an immediate sense of warmth and character. Two separate doors open into the lounge and dining areas.

Lounge – 3.65m x 4.73m (12' x 15'6") An attractive inviting reception room enjoying attractive views over the front garden through two double glazed windows. Parquet flooring continues from the entrance hall, whilst an exposed brick fireplace incorporating a living flame gas fire creates an attractive focal point. Open access leads into the adjoining dining room.

Dining Room – 3.50m x 3.04m (11'6" x 10') Ample room for a family dining table and chairs. Two radiators, sliding patio doors open directly into the conservatory, allowing the reception space to extend easily into the garden.

Conservatory – 2.16m x 2.85m (7'1" x 9'4") Constructed of brick and uPVC with fitted blinds, radiator and French doors opening onto the rear patio.









Kitchen – 3.49m x 4.20m (11'5" x 13'9") Beautifully refitted with a combination of sage green and charcoal coloured shaker-style cupboards and drawers complemented by work surfaces with under-counter lighting. Integrated appliances include an electric fan oven, combination microwave, dishwasher and concealed bin storage, whilst clever additions such as a corner carousel cupboard and tall pull-out larder maximise practicality. A ceramic sink sits beneath the rear-facing window, there is a radiator, space for an American-style fridge freezer, available by separate negotiation, and a contemporary extractor hood positioned above the hob completes this stylish and highly functional kitchen.

Utility Area – housing the gas-fired central heating boiler with plumbing for both a washing machine and tumble dryer, together with fitted storage cupboards and a window providing natural light.

Rear Hallway – 4.03m x 1.70m (13'3" x 5'7") Providing useful secondary access to the property via a part-glazed external door opening onto decking and a covered lean-to and rear garden.

Bedroom Two 3.66m x 3.73m (12' x 12'3") A generously proportioned double bedroom enjoying windows to the front elevation allowing excellent natural light, a substantial freestanding wardrobe with hanging rails and shelving may be available by separate negotiation.

Shower Room –Stylishly appointed with a contemporary three-piece suite comprising a large walk-in shower enclosure, wash hand basin and low-level WC, extractor fan and obscure double glazed side window.

Bedroom One 4.48m x 3.64m (14'8" x 11'11") Another spacious double bedroom enjoying windows to both the side and rear elevations, creating a bright and airy atmosphere. A radiator completes this comfortable guest or principal bedroom.

Separate Shower Room – Fitted with a modern suite comprising a double shower enclosure, wash hand basin and low-level WC, complemented by a heated towel radiator, extractor fan and obscure side-facing window.

Bedroom Three / Snug – 2.43m x 2.72m (8' x 8'11") A highly versatile room equally suited as a third bedroom, hobbies room, snug or home office. Double glazed windows to the side and rear aspects provide excellent natural light, whilst a radiator ensures comfort throughout the year.

Outside

To the front, the property is approached through elegant double wrought iron gates opening onto an extensive driveway providing generous off-road parking for numerous vehicles and leading directly to the attached garage. **Garage – 4.97m x 2.85m (16'4" x 9'4")** with light and power together with a remote-controlled electric up-and-over door, providing secure parking, workshop space or additional storage.

The front garden is predominantly laid to lawn and beautifully complemented by mature shrubs and well-stocked planted borders, creating an attractive first impression whilst enjoying open views towards the Maud Foster Waterway. There is an outside tap and gated access to the enclosed rear garden. Designed to provide a peaceful, low-maintenance outdoor environment. A paved patio immediately adjoins the conservatory, creating an ideal space for alfresco dining, whilst a decked seating area offers a further place to relax and enjoy the surroundings. The garden also benefits from an outside tap and socket, a greenhouse, timber garden shed and an original well complete with a working hand pump, providing a practical water source for gardening. Established hedging and timber fencing provide an excellent degree of privacy, whilst an abundance of self-seeding wildflowers and traditional cottage garden planting encourage bees, butterflies and other wildlife.



















Total area: approx. 137.8 sq. metres (1482.9 sq. feet)

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Plan produced using PlanUp.

Note: All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent. All properties are offered subject to contract or formal lease.

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