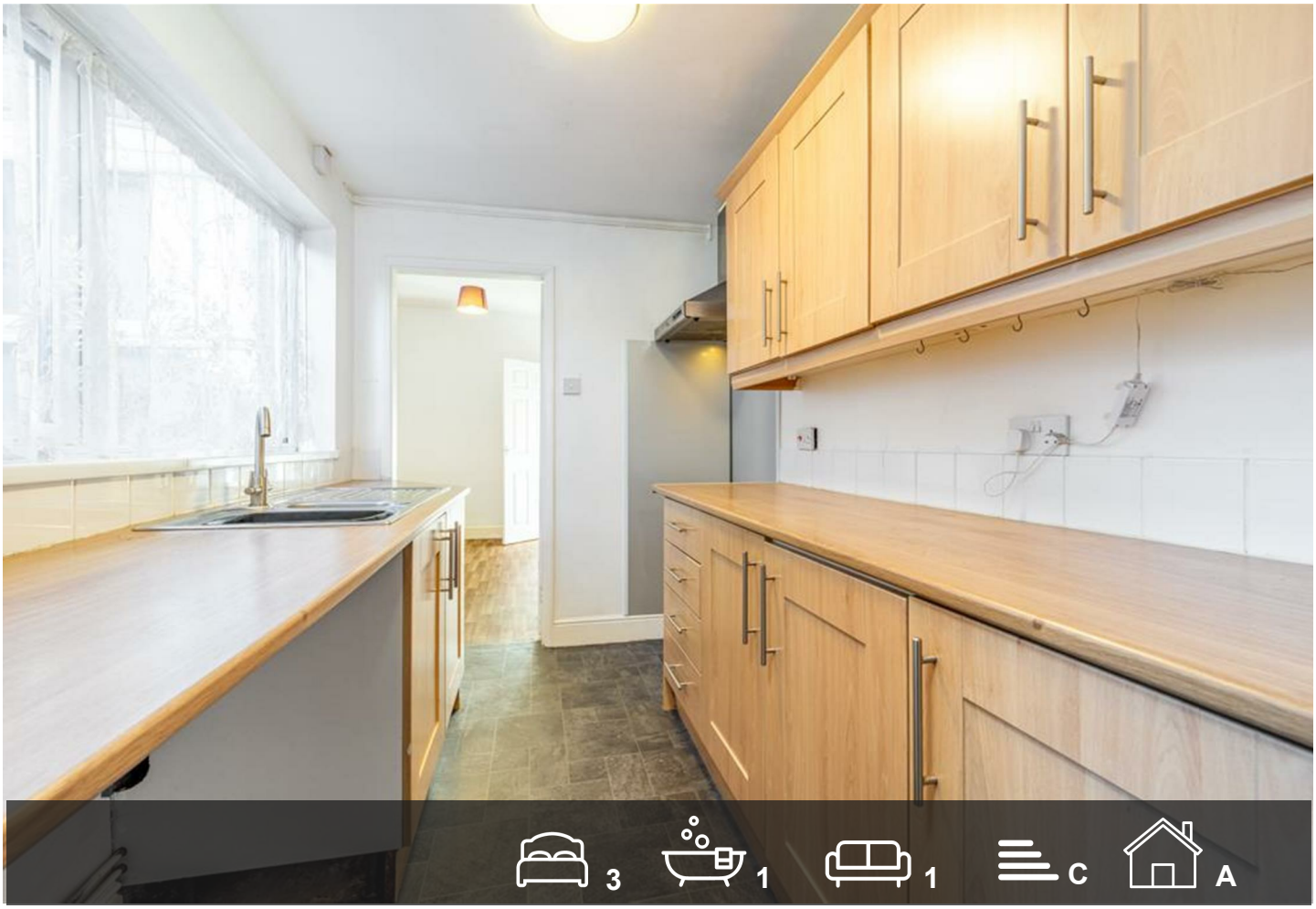
BRUCE MATHER

INDEPENDENT ESTATE AGENT



16 Hospital Lane, Boston, PE21 9BY

Open To Offers £110,000

Period Terraced House | 2/3 Bedrooms | Enclosed Rear Garden | NO CHAIN | Close to Pilgrim Hospital

A charming period terraced house offering well-presented and flexible 2/3 bedroom accommodation, together with an enclosed rear garden and the added benefit of being sold with NO ONWARD CHAIN. Ideally situated in Boston's popular north-eastern quarter, close to Pilgrim Hospital, local schools, shops and everyday amenities, this property would make an excellent first-time purchase or rental investment.

The property is entered via a welcoming sitting room which leads through to a separate dining room. From here, there is access to the galley-style kitchen, with a bathroom situated towards the rear of the property. Upstairs, there are two well-proportioned bedrooms, along with a versatile third room accessed via the second bedroom. This additional space could be utilised as a nursery, home office, dressing room or occasional bedroom, subject to the buyer's requirements.

Outside, the property benefits from a fully enclosed, mainly lawned rear garden, providing a private outdoor space ideal for relaxing, entertaining or enjoying with family and friends.

Hospital Lane is well-positioned within Boston's north-eastern quarter, offering convenient access to Pilgrim Hospital, local schools, shops, amenities and services, with Boston town centre also within easy reach.

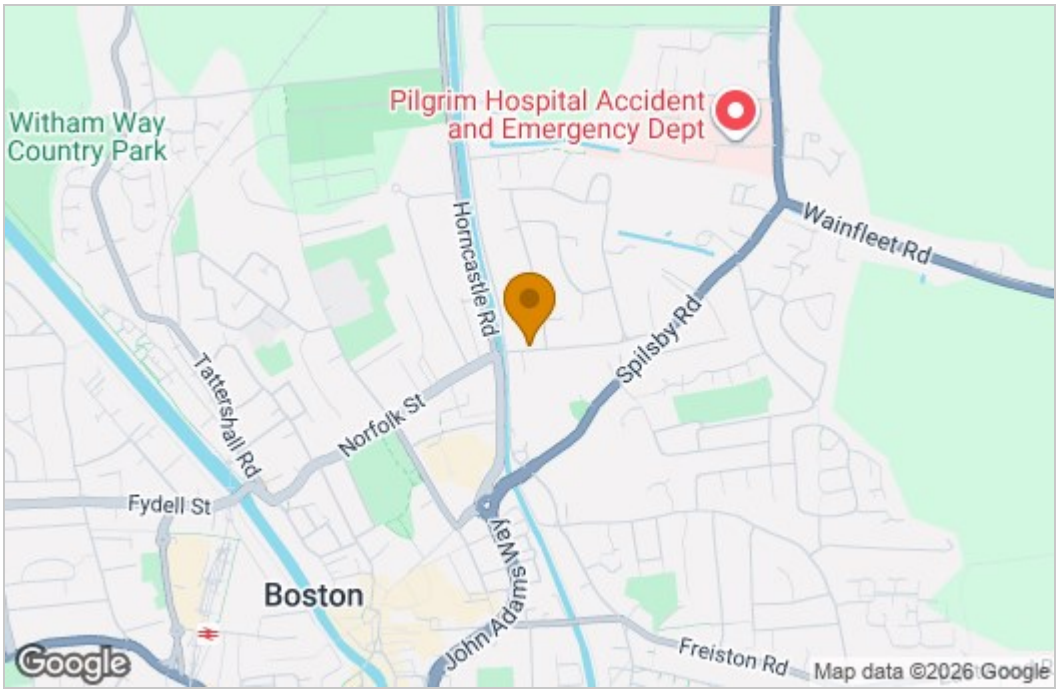
This is an appealing opportunity for first-time buyers, families or investors, particularly given the flexible accommodation, garden, convenient location and NO CHAIN. Viewing is highly recommended to fully appreciate the accommodation and location. Please contact Bruce Mather Estate Agents on 01205 365032 to arrange your viewing.

Floor Plan

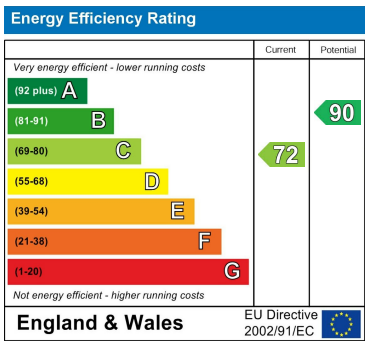
Total area: approx. 79.4 sq. metres (855.0 sq. feet)

All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

6 Pump Square, Boston, Lincs, PE21 6QW
Tel: 01205 365032 Email: sales@brucemather.co.uk brucemather.co.uk