



**10 Sunflower Way, Boston, PE21 7TE**  
**Offers Over £300,000**

**\*NO ONWARD CHAIN\***

TES Property bring to the market this sizeable detached bungalow located on the outskirts of Boston, with easy access to the town centre and amenities. Internally benefiting from good size rooms throughout consisting of a kitchen, living room, dining room / fourth bedroom, three bedrooms with an en-suite to bedroom 1, along with an additional family bathroom and cloakroom. Externally the property benefits from ample off road parking, a double garage and an enclosed south facing garden.

Viewing is a must to truly appreciate what is to offer!

## L-Shaped Entrance Hall



## Kitchen 16'2" x 13'3" (4.95m x 4.04m)



Enter the property via a partially obscured glazed front entrance door into the welcoming hallway where there is Karndean flooring, built-in cloak cupboard and airing cupboard which housing the hot water cylinder with shelving. There is a radiator, coving to the ceiling and obscured glazed double doors to:-

## Living Room 16'9" x 15'10" (5.11m x 4.85m)



Spacious room with coal effect gas fire with fitted hearth and surround with mantle above, bay window to the front with additional two windows to the side, coving to the ceiling, T.V aerial point and two radiators.

The kitchen is fitted with a range of wall, base and drawer units with contrasting roll top worktops over incorporating a 1.5 bowl stainless steel sink unit with drainer with mixer tap, benefitting from a range of integrated appliances including a double oven and grill, microwave, induction hob with stainless steel splashback and illuminated stainless steel extractor above and dishwasher and fridge. There is under cupboard lighting, tiled splashbacks, tiled flooring, coving to the ceiling, spotlights to the ceiling, T.V aerial point, radiator and uPVC double glazed window to the side.

## Utility Room 8'5" x 6'1" (2.57m x 1.87m)



With matching base unit and worktop as the kitchen with stainless steel sink and drainer with mixer tap and space for washing machine. Wall mounted Ideal Logic gas central heating boiler, continuation of tiled floor, obscured glazed entrance door, coving to the ceiling, extractor fan, radiator and uPVC double glazed window to the rear.

## Cloakroom 6'1" x 4'9" (1.87m x 1.45m)

With a wash hand basin with mixer tap and w.c, tiled splashback, tiled floor, a radiator, obscured glazed window and coving to the ceiling.

**Dining Room 11'10" x 9'10" (3.61m x 3.00m)**



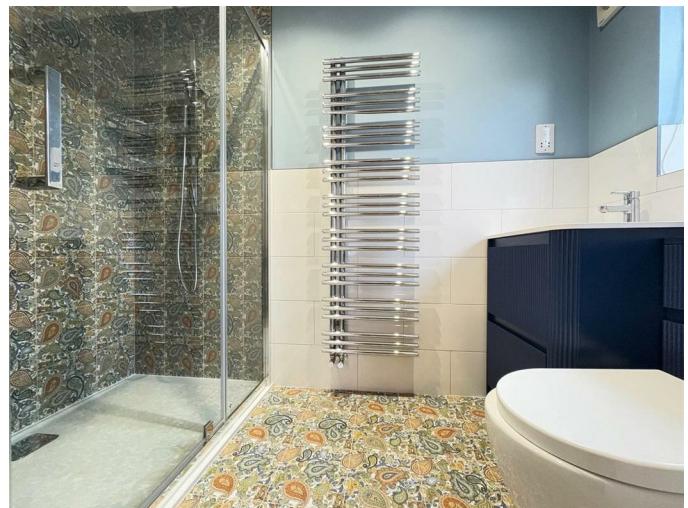
Versatile room which could be used as an additional bedroom, with uPVC door leading to the garden, coving to the ceiling, uPVC double glazed windows to the rear and a radiator.

**Bedroom 1 13'4" x 12'5" (4.08m x 3.80m)**



With feature bay window to the front, radiator, coving to the ceiling and T.V aerial point.

**En-Suite Shower Room 8'3" x 3'10" (2.54m x 1.19m)**



Fitted with a three piece suite consisting of a shower cubicle, wash hand basin with mixer tap and storage cupboard below, and a wc. There is a uPVC double glazed obscured glazed window to the side, tiled flooring and part tiled walls, heated towel rail, shaving point, spotlights to the ceiling, extractor and coving to the ceiling.

**Bedroom 2 11'5" x 11'8" (3.48m x 3.58m)**



With uPVC double glazed window to the rear, T.V aerial point, coving to the ceiling and a radiator.

**Bedroom 3 10'5" (max.) x 9'3" (3.20m (max.) x 2.82m)**



With uPVC double glazed window to the front, a radiator, coving to the ceiling and a T.V aerial point.

**Family Bathroom 10'2" x 6'11" (3.10m x 2.11m)**



Fitted with a four piece modern suite consisting of a bath with mixer tap, shower cubicle with rainfall shower head, wash hand basin with mixer tap and w.c. There is a obscured glazed window to the rear, shaving point, tiled splashbacks and flooring, heated towel rail, coving and spotlights to the ceiling and extractor.

## Outside

**Detached Double Garage 17'5" x 17'3" (5.31m x 5.28m)**



With 2 up and over doors, light and power and personnel door.

## Front Garden

The property is fronted with a lawned garden with iron railings to the front boundary and a pathway leading to the front door. A gravelled driveway provides ample off road parking and leads to the double garage. The driveway is served by outside lighting and EV charging point.

## Rear Garden



The rear garden is fully enclosed by fencing to the boundary and is mainly laid to lawn. A sizeable paved patio area provides the perfect place for alfresco dining and entertaining in the summer months with the added benefit of being south facing.

## Services

Mains water, gas, drainage and electricity are understood to be connected. The agents have not tested or inspected the services or service installations and buyers should rely on their own survey.

**Tenure**

The property is believed to be freehold and we await solicitors confirmation.

**Brochure Prepared**

January 2026.

**Viewings**

By prior appointment through TES Property office in Louth 01507 601633 [admin.louth@tes-property.co.uk](mailto:admin.louth@tes-property.co.uk)

**Opening Hours**

Monday to Friday 9:00am to 5:00pm

Saturday 9:00am to 1:00pm

## Floor Plan

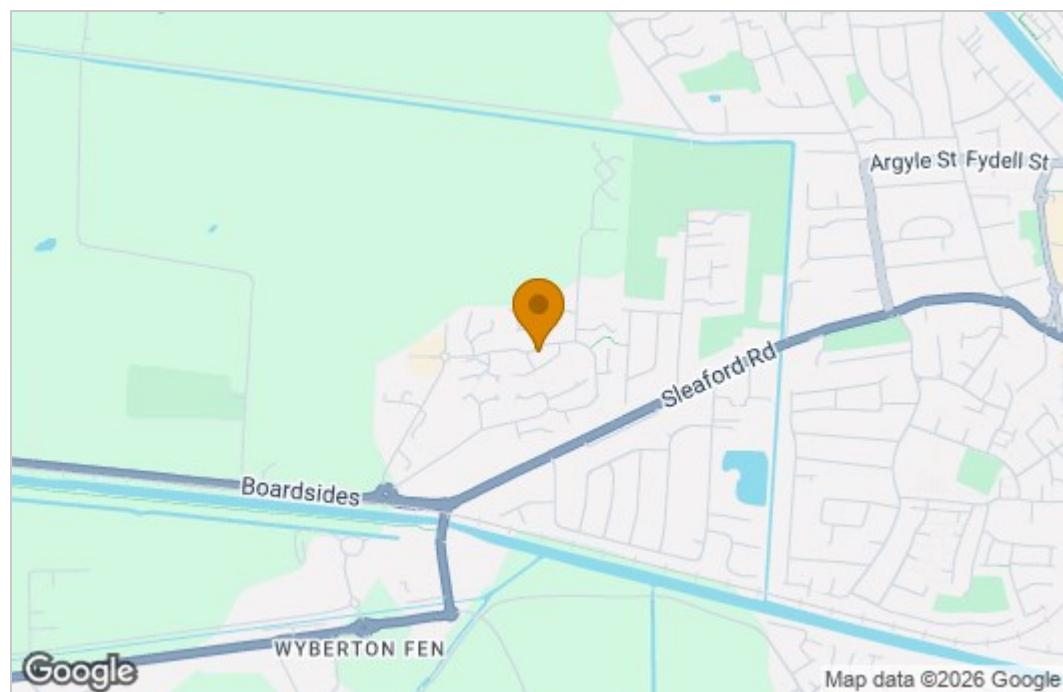
### Ground Floor

Approx. 128.1 sq. metres (1379.2 sq. feet)

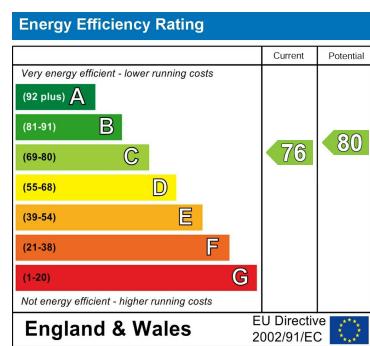


Total area: approx. 128.1 sq. metres (1379.2 sq. feet)

## Area Map



## Energy Efficiency Graph



To the agents knowledge these particulars have been prepared with information provided by the current owner and following the agents inspection, intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or errors can be accepted by the agent and do not constitute an offer or contract. The agent has not tested any services or appliances referred to in these particulars, and any purchaser is advised to satisfy themselves as to the working order as or condition to the appliances. all measurements within these particulars are approximate.

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