



Plot 8 The Nursery, Swineshead, Boston, PE20 3NW



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Leasehold

£125,000



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## Key Features

- New build ground floor flat
- One bedroom
- Open plan living/dining/kitchen
- Integrated BOSCH appliances
- Driveway & private garden
- Combi 'A' rated boiler
- Village location
- EPC rating TBC



Example Kitchen



 **NEWTON FALLOWELL**



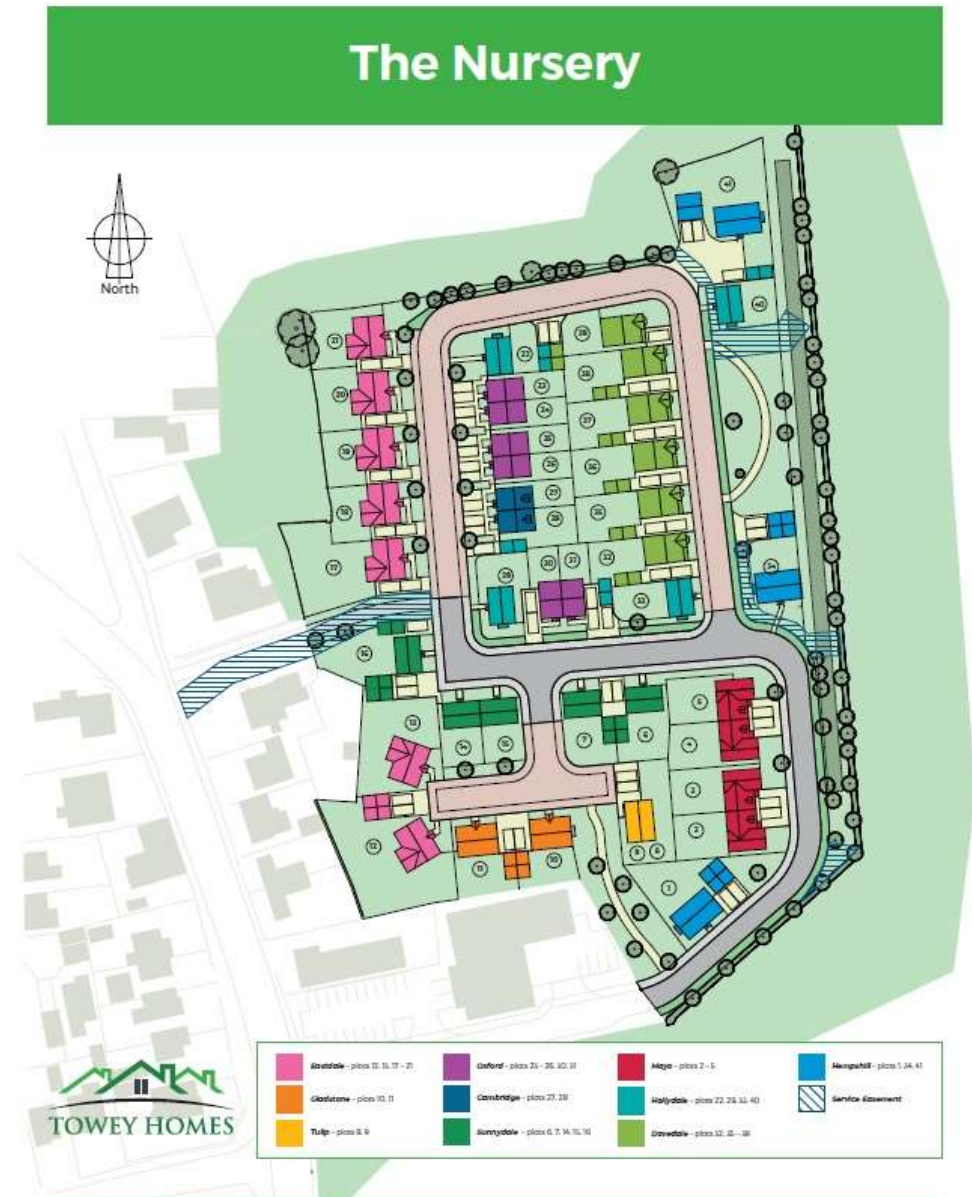
A new build ground floor flat by renowned builders, Towey Homes and set in the popular village of Swineshead. Having accommodation comprising: entrance hall, open plan lounge/diner/kitchen with integrated BOSCH appliances, bedroom and bathroom. Outside the property has a private garden and off-road parking.

Located in the ever-popular village of Swineshead, The Nursery, has proven to be an extremely popular development benefiting from all the local amenities Swineshead has to offer including a large Co-Op, pub, takeaways, schools and many other traditional village amenities. The larger market town of Boston lies roughly a 15-minute drive away where a wider range of amenities can be found including most major supermarkets and a train station.

With reservations currently being taken, call our offices now to arrange your viewing!

### TOWEY HOMES

Towey Homes is a family owned business who are proud of their reputation to consistently deliver high quality services, on time and within a safe working environment and they have established long term partnerships with many clients. "The Nursery" will be the first exciting venture into building homes for a new generation, with such superior build quality and attention to detail, we believe Towey Homes will become a name synonymous with excellence and distinction. Each home will be constructed with care and dedication by skilled craftsmen and along with our chosen professional sales people at Newton Fallowell, we will work together to deliver the highest standards of design, construction and service to make buying your dream home a reality



## ACCOMMODATION

The accommodation in brief comprises:

### ENTRANCE HALL

### OPEN PLAN LIVING/DINING/KITCHEN

6.03m x 3.78m (19'10" x 12'5")

### BEDROOM

5.27m x 2.56m (17'4" x 8'5")

### BATHROOM

### EXTERIOR

The property has a driveway providing off-road parking and a private rear garden.

### SERVICES

The property will have mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler served by radiators and the property is double glazed. We are advised that the lease is 250 years from 1st June 2023. The rent payable is £150 per year and the service charge is £283 per year.

### VIEWING

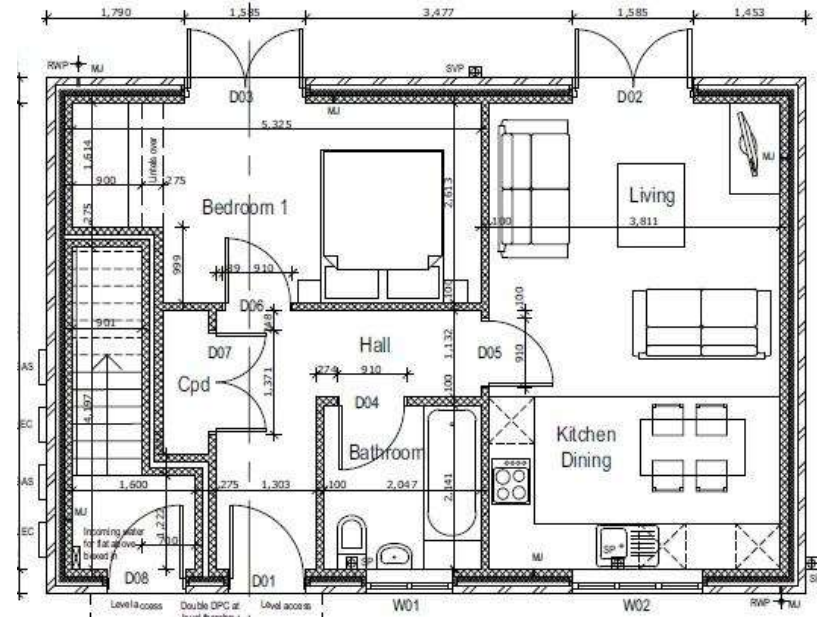
By appointment with Newton Fallowell - telephone 01205 353100.

### AGENT'S NOTES

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

## Floorplan



Newton Fallowell Boston (Sales)

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