



The Fir, Off Westville Road, Frithville, Boston, PE22 7HJ

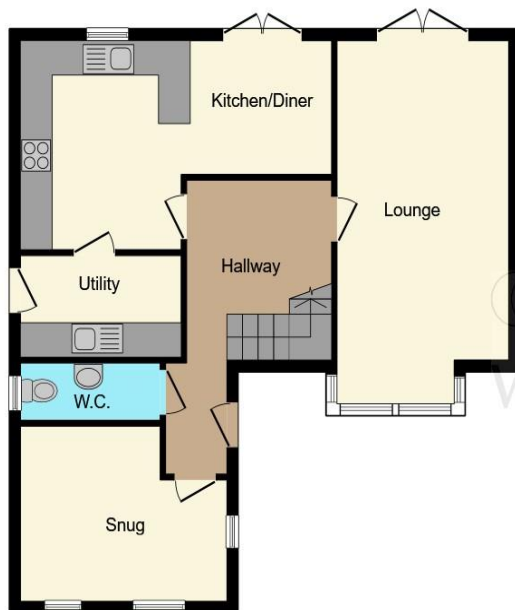
welcome to

The Fir Off Westville Road, Frithville Boston

The Fir, Frithville -A high-specification four bedroom detached home in an exclusive development on the edge of Boston.

This home offers spacious living with two en suite shower rooms, a stylish kitchen diner with appliances, utility room, study, lounge, double garage and generous garden.

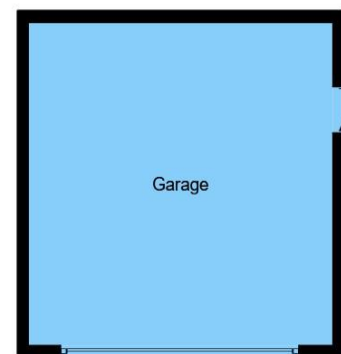




Ground Floor



First Floor



Garage

Entrance Hallway

Lounge

18' 6" x 10' 9" (5.64m x 3.28m)

Kitchen Diner

19' 3" Max x 12' 2" Max (5.87m Max x 3.71m Max)

Utility

7' 6" x 6' (2.29m x 1.83m)

Home Office

13' Max x 10' 2" Max (3.96m Max x 3.10m Max)

W.C

Landing

Master Bedroom

14' 1" x 10' 9" (4.29m x 3.28m)

Ensuite

Bedroom Two

10' 3" x 9' 3" (3.12m x 2.82m)

Ensuite

Bedroom Three

14' x 13' (4.27m x 3.96m)

Bedroom Four

11' 4" x 8' 2" (3.45m x 2.49m)

Family Bathroom

7' 9" x 6' 2" (2.36m x 1.88m)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

The Fir Off Westville Road, Frithville Boston

- The Fir, Frithville
- A four bed detached family home in a village location close to Boston
- Large open plan L-Shaped Kitchen, Dining, Living room with fitted appliances
- Lounge, Utility, W.C & Home Office
- Four Bedrooms, Two en-suites & family bathroom

Tenure: Freehold EPC Rating: Exempt

offers over

£375,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/BWB116219



Property Ref:
BWB116219 - 0011

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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