



## 9 SLIPPERY GOWT LANE BOSTON, PE21 7SQ

**£399,999**  
**FREEHOLD**

Welcome to Slippery Gowt Lane, Boston - a charming location offering a delightful family home with picturesque field views. This nearly new detached house, built in 2022, boasts ample space with 2 reception rooms, 4 bedrooms, and 3 bathrooms spread across 1,800 sq ft.

One of the standout features of this property is the generous parking space for up to 6 vehicles, making hosting guests or having multiple cars a breeze. The double garage provides even more convenience and storage options for your family's needs.

Situated on a large plot, this immaculately presented home not only offers a comfortable living space but also the tranquillity of countryside views right from your doorstep. Whether you're enjoying a morning coffee in the garden or unwinding in one of the spacious rooms, the beauty of the surrounding fields is sure to captivate you.

If you're looking for a modern yet cosy family home in a peaceful setting, this property on Slippery Gowt Lane ticks all the boxes. Don't miss out on the opportunity to make this house your own and create lasting memories in this idyllic British countryside retreat.

# 9 SLIPPERY GOWT LANE

- Detached Double Garage • Executive Family Home • Large Rear Garden • Open Field Views • Open Plan Kitchen/Diner • At Home Office Space • 4 Double Bedrooms • Immaculately Presented • 3 Bathrooms • Excellent Location



## Summary

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## Entrance Hall

Storage cupboard, stairs, door to:

## Lounge

Window to front, window to side, double door, door to:

## Office

Window to front, door to:

## WC

## Utility Room

Door to:

## Kitchen/Dining Room

Window to rear, double door, open plan, door to:

## Sitting Room

Double door.

## Bedroom 1

Window to rear, Storage cupboard, sliding door, door.

## En-suite Bathroom

Window to rear, door to:

## Bedroom 2

Window to front, Storage cupboard, sliding door, door to:

## En-suite Shower Room bedroom 2

Window to side.

## Landing

Window to front, Airing cupboard, double door, door to:

## Bedroom 3

Window to front, door to:

## Bathroom

Window to side, door to:

## Bedroom 4

Window to rear, door to:

## Double Garage

# 9 SLIPPERY GOWT LANE





SEDGE

Your Local Property Experts

# 9 SLIPPERY GOWT LANE

## ADDITIONAL INFORMATION

**Local Authority** – Boston Borough Council

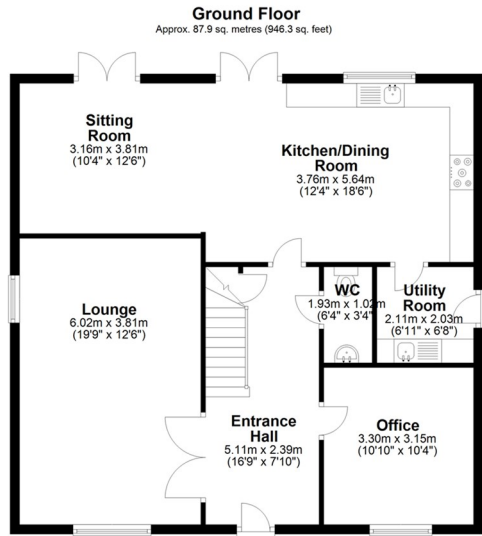
**Council Tax** – Band E

**Viewings** – By Appointment Only

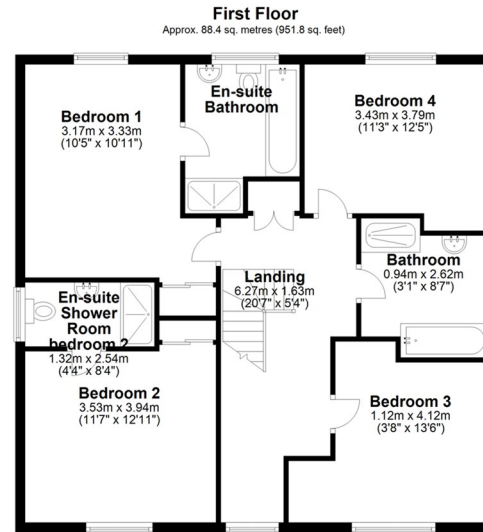
**Floor Area** – 1800.00 sq ft

**Tenure** – Freehold





Total area: approx. 176.3 sq. metres (1898.1 sq. feet)  
**9 slippery gowt lane**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>86</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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