



Plot 6, Bush Sidings, Main Road, Boston, PE22 7JU

Bruce Mather Ltd are delighted to offer for sale these EXPERTLY DESIGNED and CONSTRUCTED homes catering for the individual, couples and families alike. Being situated in the quiet village location of New Bolingbroke in the Lincolnshire Fens away from the hustle and bustle of town life but within easy reach of Boston, Spilsby and Coningsby.

Great pride is taken in the quality, design and attention to details of each and every home from the start of planning through to development completion.

- **NEW BUILD**
- **Detached House**
- **4 Bedrooms**

Asking price £354,950

Plot 6, Bush Sidings, Main Road, Boston,

LOCATION

Located in the small village of New Bolingbroke. Coningsby and Tattershall are both less than 5 miles away and are both well served with amenities including shops, schools, post office, public houses, restaurants, takeaways and library. There is also a leisure centre and Battle of Britain Memorial Flight. The historic market town of Boston is approximately 9 miles to the south-east and Horncastle is approximately 10 miles. The historic city of Lincoln is approximately 26 miles and the coastal resort of Skegness is approximately 27 miles.

ACCOMMODATION

ENTRANCE HALL

LOUNGE

21'4"X11'7" (6.50m X 3.53m)

KITCHEN DINER

21'4"X10'1" (6.50m X 3.07m)

UTILITY

DOWNSTAIRS WC

FIRST FLOOR

BEDROOM ONE

15'X11'7" (4.57m X 3.53m)

ENSUITE

BEDROOM TWO

10'1"X7'2" (3.07m X 2.18m)

BEDROOM THREE

8'2"X9'8" (2.49m X 2.95m)

BEDROOM 4

7'8"X10'1"X13'7" (2.34m X 4.14m)

BATHROOM

CARPORT

The property benefits from a double oak framed carport.

AGENTS NOTE

Drawings are for illustration purposes only.

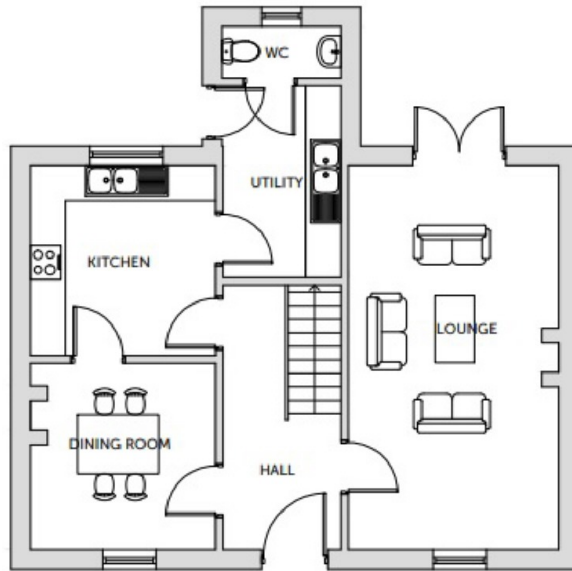
VIEWINGS

Strictly by appointment with the selling agents Bruce Mather Limited (Tel: 01205 365032).

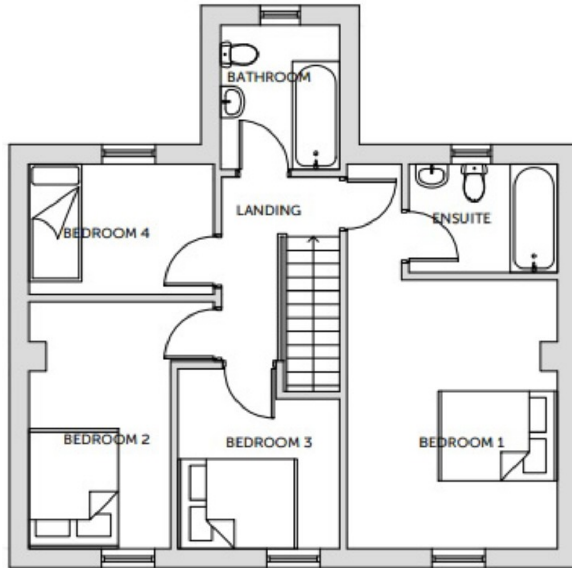
DIRECTIONS

From our offices in Pump Square proceed via Main Ridge West and into Pen Street turning right at the traffic lights into Botolph Street and onto John Adams Way to Bargate End Roundabout taking the 2nd exit into Horncastle Road. Follow the B1183 through Frithville and continue towards Carrington. Follow the main road round to the right and head north towards Revesby and upon entering New Bolingbroke, the property is situated on the left hand side.

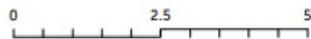




Proposed Ground Floor Plan
1:50



Proposed First Floor Plan
1:50



Note: All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent. All properties are offered subject to contract or formal lease.

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