

BRUCE MATHER LTD



Plot 7, 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**
- **3 Bedrooms**

Asking price £199,950

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Plot 7, 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

KITCHEN DINER

13'7"X10' (4.14m X 3.05m)

LOUNGE

18'>10'x11'8">6'5" (5.49m)

DOWNSTAIRS WC

FIRST FLOOR

BEDROOM ONE

13'6"X10' (4.11m X 3.05m)

BEDROOM TWO

11'8"X10' (3.56m X 3.05m)

BEDROOM THREE

7'X7'8" (2.13m X 2.34m)

BATHROOM

AGENTS NOTE

Drawings are for illustration purposes only.

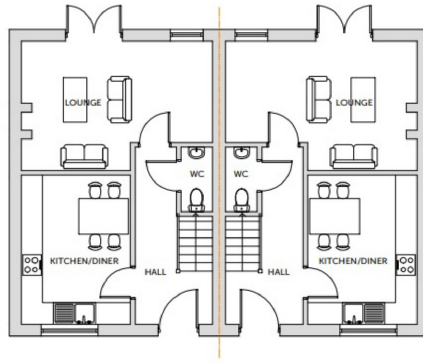
VIEWINGS

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

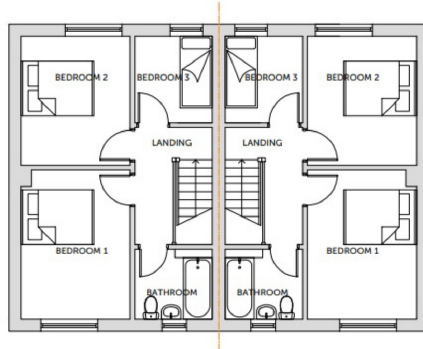
DIRECTIONS

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.

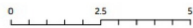




Proposed Ground Floor Plan
1:50



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.

Bruce Mather Limited, for themselves and for Sellers and Lessors of this property whose Agent they are, give notice that:- 1) These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of any offer or contract; 2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending Buyers or Tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy; 3) No person in this employment of Bruce Mather Limited has any authority to make or give any representation or warranty whatsoever in relation to this property.