

**BRUCE MATHER**  
INDEPENDENT ESTATE AGENT



Fen Cottage Ralphs Lane  
Frampton West, Boston, PE20 1QU

**Asking Price £325,000**



## Fen Cottage Ralphs Lane

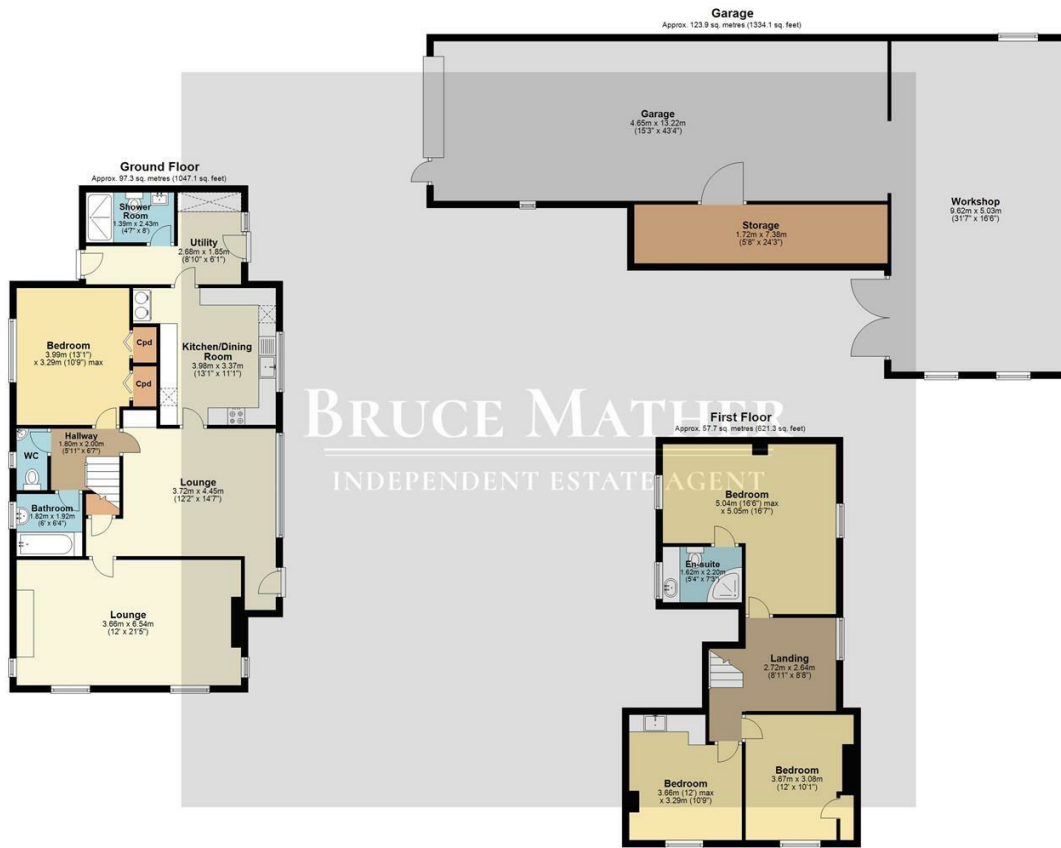
Frampton West, Boston, PE20 1QU

A four bedroom, three bathroom detached house with two large sheds offering some business potential, on a good sized plot in a semi-rural location outside Wyberton. Accommodations comprises of; three bedrooms off the landing with the master being en-suite upstairs, large reception with a log burner, a second reception or dining room off the kitchen/diner which includes a range, a further bedroom, bathroom and separate WC, utility room and a further shower room completes downstairs. Outside the house sits on a good sized plot which is mainly grassed with plenty of parking and two large sheds offering some storage or potentially some business STP. Located between Wyberton and Kirton End with Boston 3.5 miles North for all your shopping schools and daily amenities. Please call Bruce Mather on 01205365032 to arrange a viewing.





## Floor Plan

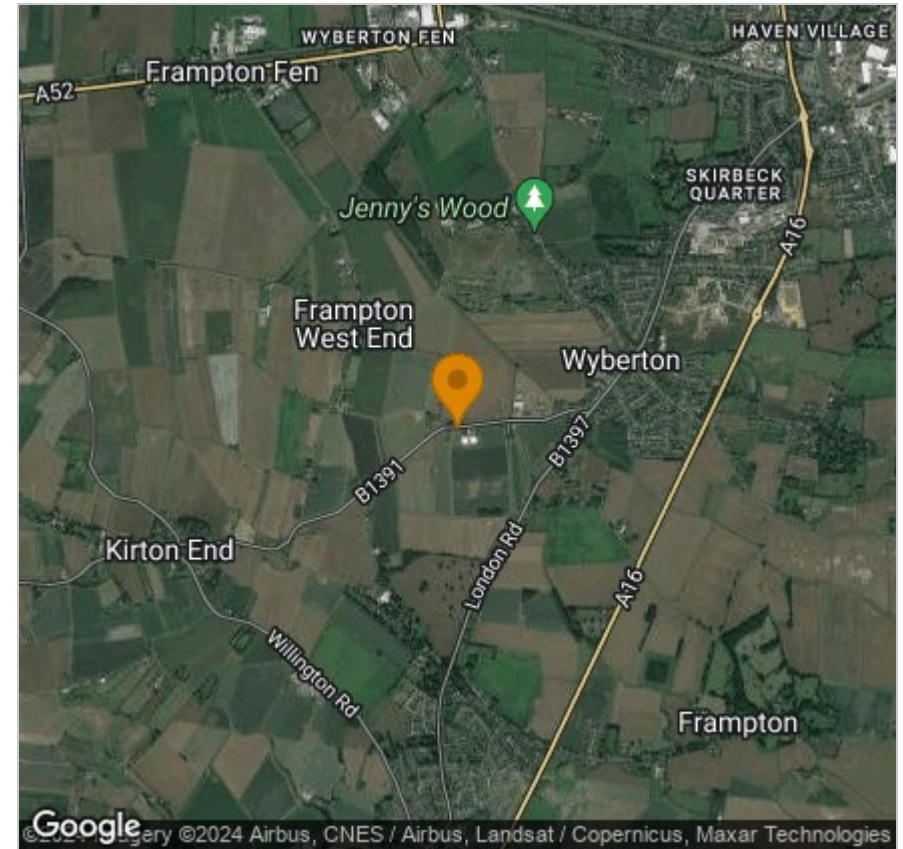


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Total area: approx. 278.9 sq. metres (3002.4 sq. feet)

All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part of any contract. Plans produced using Planity.

## Area Map



## Viewing

Please contact our Boston Residential Office on 01205365032 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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