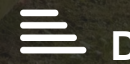


BRUCE MATHER
INDEPENDENT ESTATE AGENT



32 Garfits Lane
Boston, PE21 7EX

Asking Price £347,000

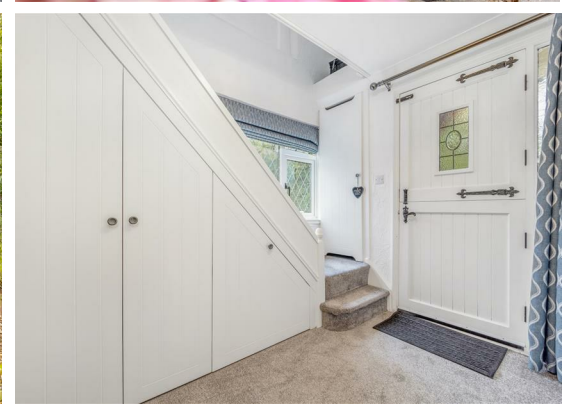
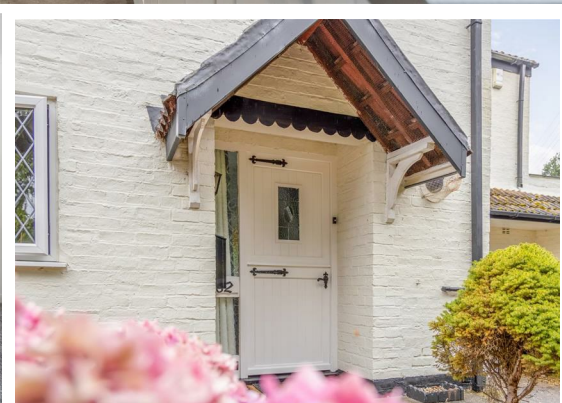


32 Garfitts Lane

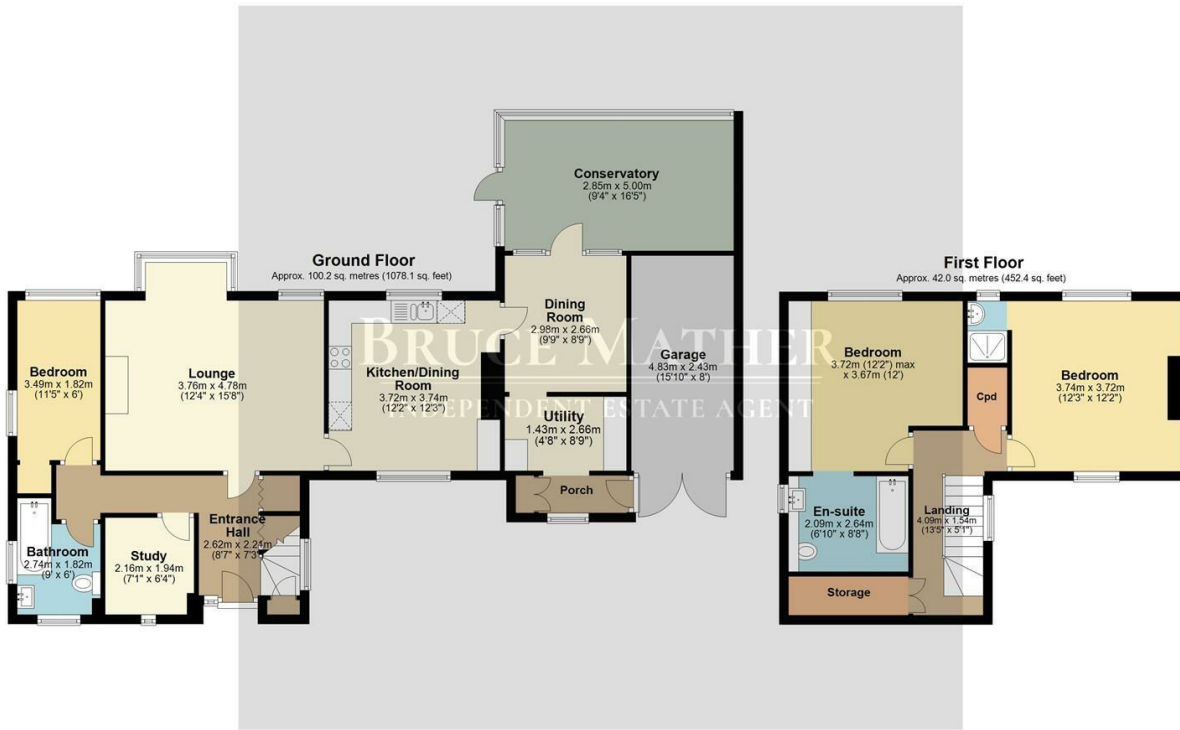
Boston, PE21 7EX

A picturesque chocolate box of a cottage, dating back to 1853, that has had a complete refurbishment to a high and tasteful standard throughout, located on a quiet and rural-feeling lane. The cottage has lovingly undergone a thorough refurbishment including kitchen, bathrooms, wiring, new boiler and repointing, as well as a clever remodelling to create three bedrooms and three bath/shower rooms, with the downstairs one potentially a neat annexe. Upstairs, there are two double-bedrooms with an ensuite and shower room. Upon entering the cottage, there is a study, downstairs bedroom and bathroom, a lounge facing the garden, a new and stylish kitchen which flows nicely into a dining room, and a utility room. There is also a conservatory and rear porch, as well as a garage to one side. Outside, a charming south-facing garden has been designed to a manageable and contained standard. To the front of this delightful home there is space for a couple of cars. Located on the fringes of Wyberton and Boston for all your amenities shops and schools. An adorable property sure to be popular - call Bruce Mather to arrange a viewing now on 01205 365032.





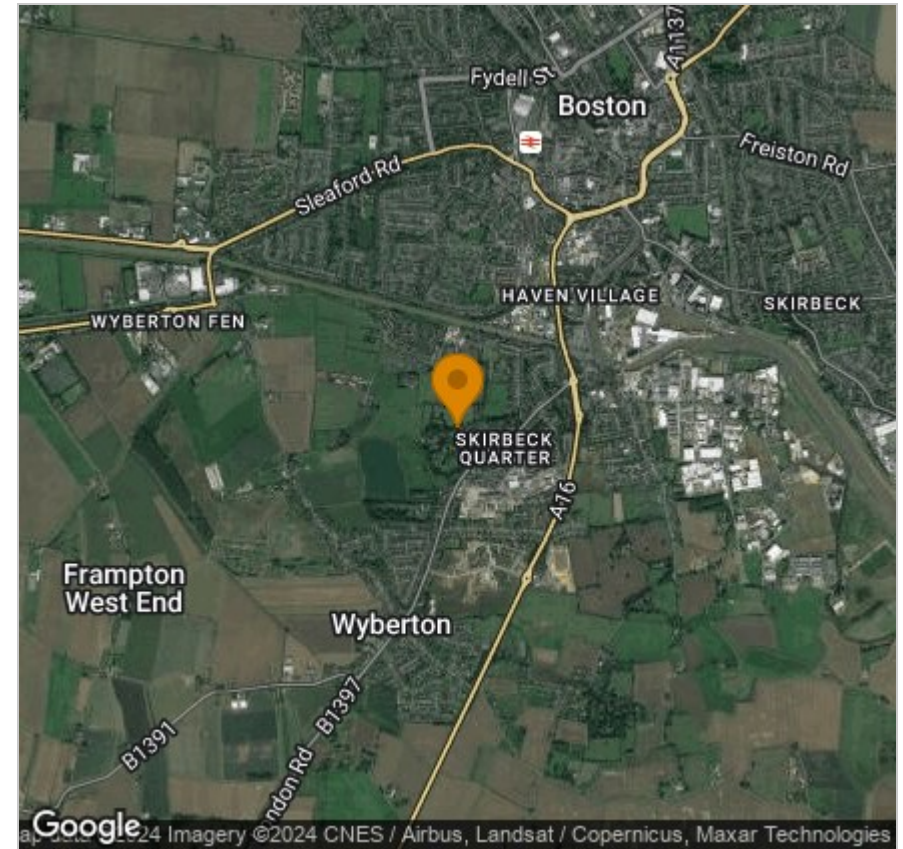
Floor Plan



Total area: approx. 142.2 sq. metres (1530.5 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 any contract. Plan produced using PlanUp.

Area Map



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| | | 60 | 80 |



Viewing

Please contact our Boston Residential Office on 01205 360 387 if you wish to arrange a viewing appointment for this property or require further information.

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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