

**BRUCE MATHER**  
INDEPENDENT ESTATE AGENT



**Birchwood House Sea Lane**

Old Leake, Boston, PE22 9JG

**Asking Price £337,000**



# Birchwood House Sea Lane

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We are thrilled to present this handsome four-bedroom property, recently built in 2013, with stunning rural views. Inside this delightful family home there are two bathrooms, one being ensuite to the master bedroom, and a W/C downstairs. Plus, this property boasts further practicality with a study, utility room, and a separate boot-cupboard off the entrance hall. The heart of the home is the open-plan kitchen-diner, with bi-folding doors out to the rear garden - a superb layout for hosting guests. The main reception room features a log burning fire and overlooks the far-reaching field views to the front of the home. This turn-key house is tucked away on the quiet Sea Lane in Old Leake, with plenty of surrounding rural walks, and has a low maintenance garden to the front and rear as well as a separate garage to the side of the home and parking for three cars.

Included in the sale will be over a year's supply of heating and hot water fuel, as well as an American-style fridge-freezer, new dishwasher and an induction top oven, still within its warranty.

This home is just a 5 minute walk from the Bricklayers Arms restaurant/pub and a short drive from Old Leake Co-op, a secondary school, a doctor surgery, the Clumsy Goat Farm Shop and other amenities. Please call Bruce Mather Estate Agents today on 01205 365032 to arrange your viewing.

Section 21 of the Estate Agents Act 1979 applies in this instance, as one of the sellers is associated/related to Bruce Mather Limited or is an Estate Agent.

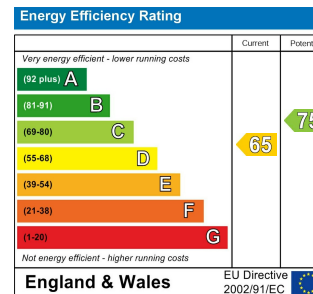
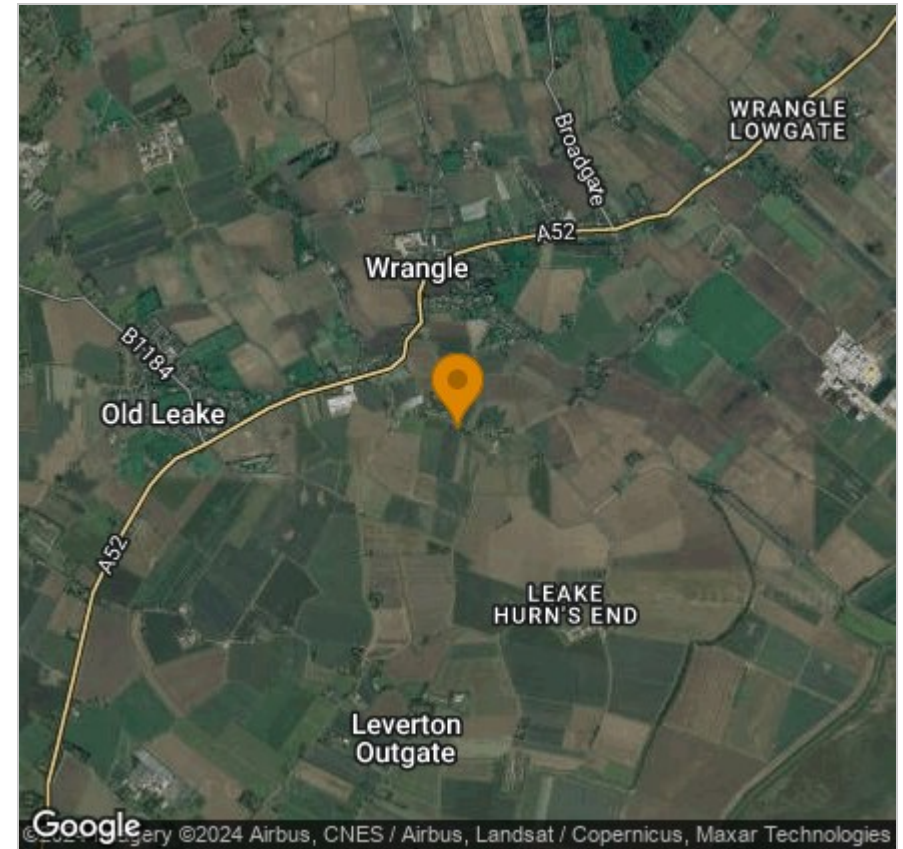




## Floor Plan



## Area Map



## 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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