

BRUCE MATHER
INDEPENDENT ESTATE AGENT



16 York Street
, Boston, PE21 6JN

Asking Price £285,000



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Nestled away close enough to all your local amenities on York Street in Boston, this delightful four-bedroom dormer bungalow presents an exceptional opportunity for those seeking a spacious and versatile family home. The property boasts an exceptionally landscaped garden, perfect for outdoor gatherings or simply enjoying the tranquillity of nature. Inside, you will find generously sized rooms throughout, providing ample space for entertainment. The layout is thoughtfully designed to accommodate both family life and social occasions, ensuring comfort and convenience for all. Additionally, the property offers an exciting annexe opportunity, which only requires water service to be fully functional. This feature could serve as a guest suite, home office, or even a rental space, adding to the property's appeal and potential.

For those with multiple vehicles, the property includes parking space for up to four cars, complemented by a garage for added security and storage.

Anyone wishing to view this unique property should contact Bruce Mather Ltd. 6 Pump Square, Boston, Lincolnshire, PE21 6QW, please call 01205 365032 or email sales@brucemather.co.uk





Floor Plan



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	



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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