



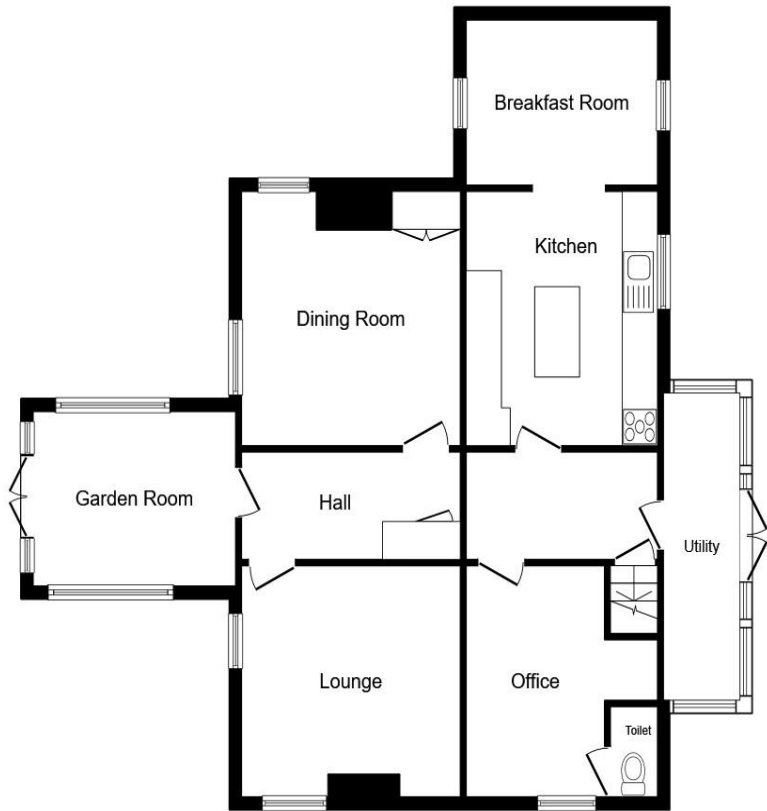
Asperton Small Holdings Asperton Road, Wigtoft Boston PE20 2PT

welcome to

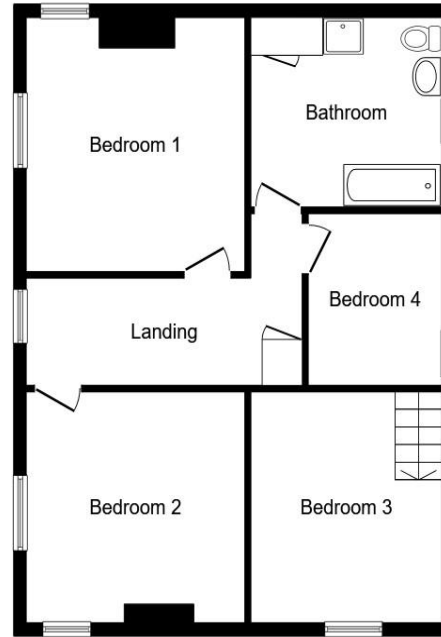
Asperton Small Holdings Asperton Road, Wigtoft Boston

Set within beautifully maintained grounds of approximately 2 acres (subject to survey), this charming detached former farmhouse offers a rare opportunity to enjoy rural living with extensive space, versatility, and character.

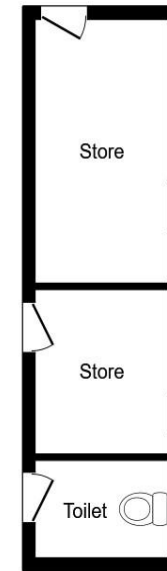




Ground Floor



First Floor



Outbuilding

Total floor area 180.4 m² (1,941 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Conservatory/Utility
15' 2" x 5' 7" (4.62m x 1.70m)

Inner Lobby
11' x 6' 11" (3.35m x 2.11m)

Office
12' 3" x 8' 2" (3.73m x 2.49m)

Ground Floor Cloakroom

Kitchen
14' 1" x 10' (4.29m x 3.05m)

Breakfast Room
8' 8" x 11' 4" (2.64m x 3.45m)

Inner Hallway

Sitting / Dining Room
12' 5" max x 13' 10" max (3.78m max x 4.22m max)

Lounge
13' 10" max x 12' 4" max (4.22m max x 3.76m max)

Garden Room
12' 7" x 12' 8" (3.84m x 3.86m)

Landing

Bedroom One
13' 10" x 14' 2" max (4.22m x 4.32m max)

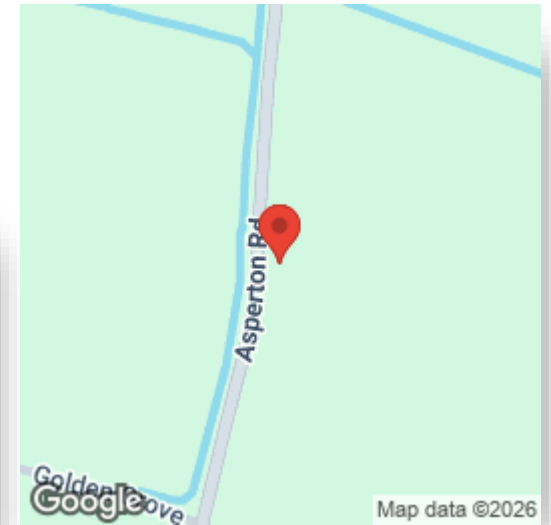
Bedroom Two
14' max x 12' 5" max (4.27m max x 3.78m max)

welcome to

Asperton Small Holdings Asperton Road, Wigtoft Boston

- Characterful detached former farmhouse
- Four well-proportioned bedrooms
- Approx. 2-acre plot (subject to survey)
- Extensive range of outbuildings
- Detached garage block with workshop and potential (st.p.p)

Tenure: Freehold EPC Rating: F
Council Tax Band: C



Please note the marker reflects the
postcode not the actual property

view this property online williambrown.co.uk/Property/BWB115737



Property Ref:
BWB115737 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01205 351010



Boston@williambrown.co.uk



14 Wide Bargate, BOSTON, Lincolnshire, PE21
6RH



williambrown.co.uk