



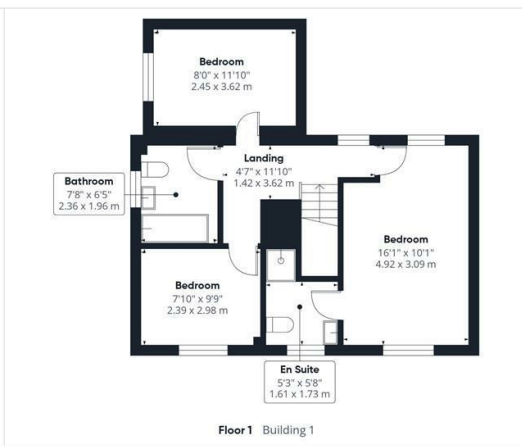
MIDSUMMER HOUSE, 8 EVISON WAY BOSTON, PE22 7PH

£265,000
FREEHOLD

Midsummer House is an excellently presented, three-bedroom property; built in 2007 with a versatile open-plan Living/Dining/Kitchen space plus separate Lounge. Providing an En Suite Bathroom to the Master Bedroom, the property is situated to a small courtyard development and benefits from a double Garage and rear garden.

Within walking distance for most are a range of amenities, including primary school, post office, public house, village shop and public transport links to neighbouring towns. Particularly close to Mareham le Fen are the town of Horncastle and the large villages of Coningsby & Tattershall, with further schools, shopping and social facilities.

BELL



Approximate total area^m
 1326 ft²
 123 m²

Reduced headroom
 1 ft²
 0.1 m²

(1) Excluding balconies and terraces

Reduced headroom
 ----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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	

EPC Rating: **Council Tax Band:** C

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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