



Lynwood Boston Road  
Sibsey, Boston, PE22 0TD

Asking Price £550,000



## Lynwood Boston Road

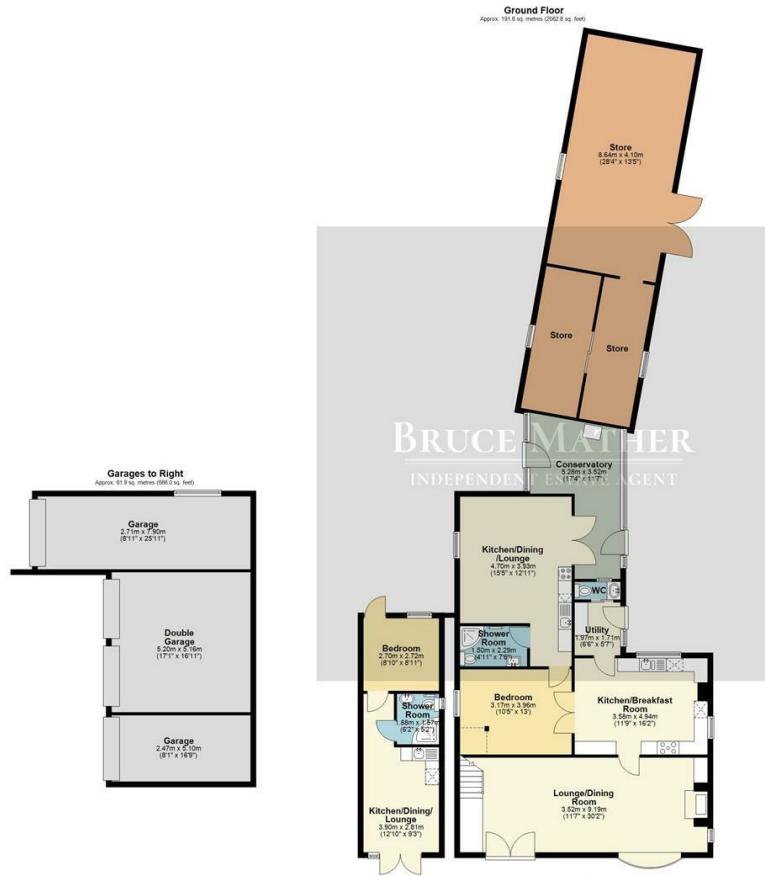
Sibsey, Boston, PE22 0TD

A deceptively large 6/7 bedroom detached house, with earnings potential (STP), barn, separate annex, large garages, all located between Sibsey and Boston, Lincolnshire. The main house has 5 bedrooms and 2 bathrooms the master being en-suite upstairs, downstairs a cloakroom, utility room, kitchen and lounge/dining room form the main accommodation, currently another part is used as an annex which creates a further bedroom, shower room, kitchen/diner/living room which opens into a conservatory and its own garden area. The annex has its own kitchen/reception, bathroom and bedroom also with a patio area. There is plenty of parking and different garden areas. There is also a large barn and 3/4 garages, all clearly offering some earnings potential, as well as the accommodation which the current owner already does. Sold with No Chain this is a wonderful opportunity to acquire a home and a business. To arrange a viewing at this exciting large property please call Bruce Mather Estate Agent on 01205 365032.

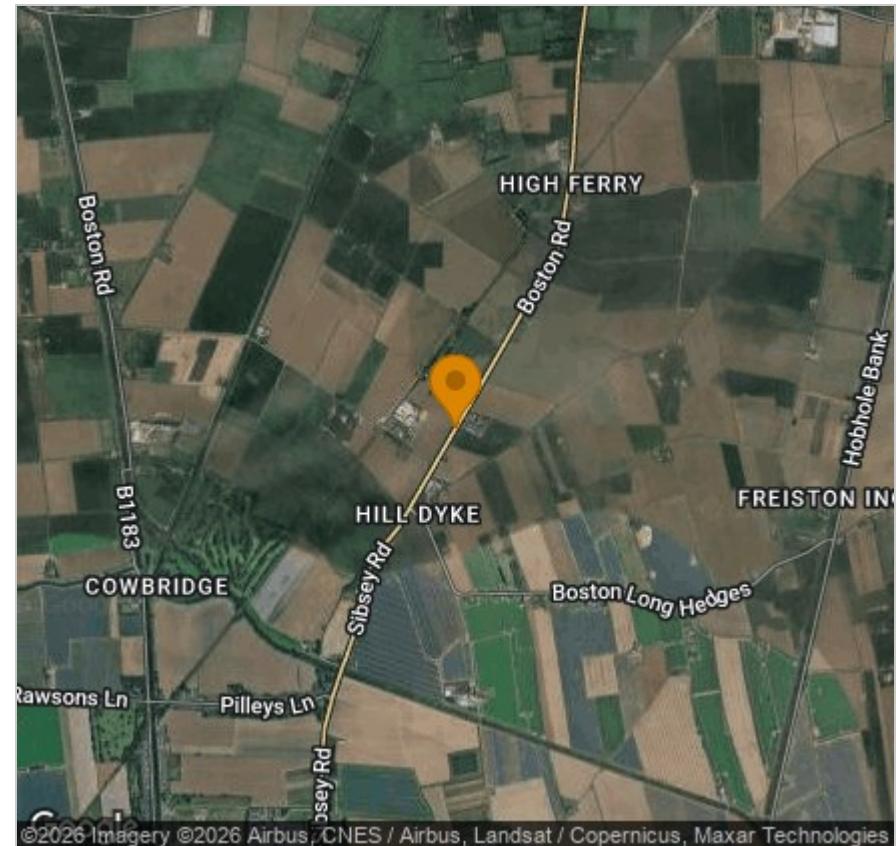




## Floor Plan



## Area Map



## Viewing

Please contact our Boston Residential Office on 01205 365032 if you wish to arrange a viewing appointment for this property or require further information.

| 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                             |   | 74      | 79        |
| EU Directive 2002/91/EC                     |   |         |           |



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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