

BRUCE MATHER
INDEPENDENT ESTATE AGENT



16 Gilding Fields

Swineshead, Boston, PE20 3FN

Asking Price £475,000

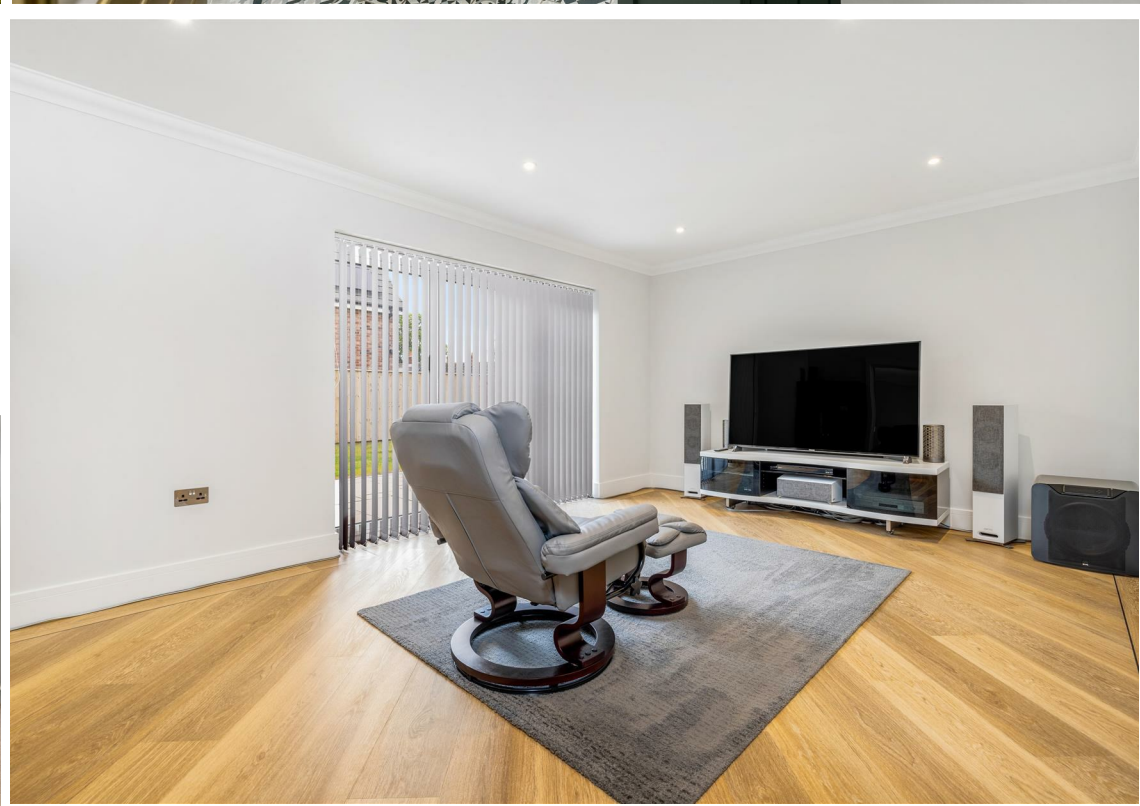


16 Gilding Fields

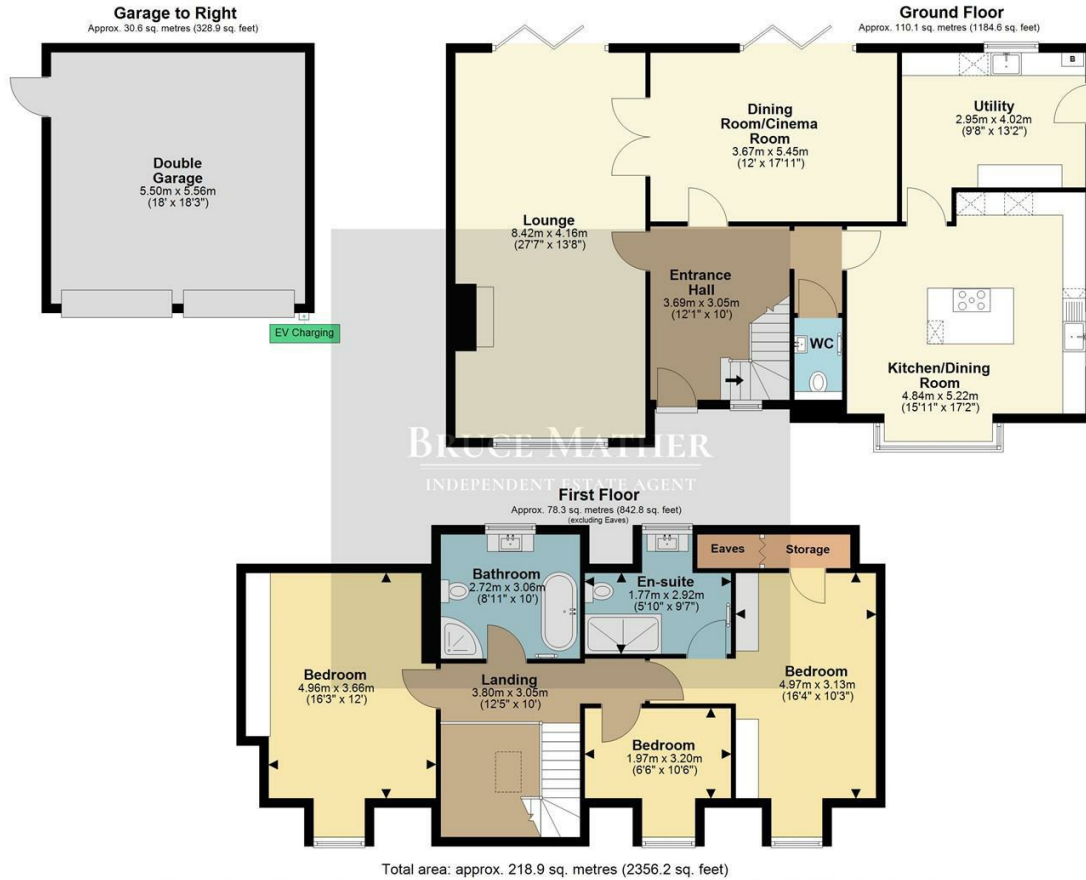
Swineshead, Boston, PE20 3FN

One of the finest examples of modern design and luxury house in the area, a three bedroom detached home, garden and double garage in an exclusive development in Swineshead Lincolnshire. A unique and rare treat, this 6 month old bright and spacious house inside consists of; three bedrooms upstairs with fitted wardrobes, an ensuite and family bathroom with brushed copper fixtures off the impressive oak glass staircase landing. As you enter you are met by a large light entrance hall which has a big reception off with plantation shutters and a fireplace and bi-folding doors to the garden, the dining room/cinema room (potentially a fourth bedroom) also leads out to the garden, a downstairs cloakroom, a fabulous kitchen and island full of NEFF appliances, shutters and space to sit, finally a bespoke utility room with storage and appliances including the Worcester boiler and water softener. To the front is parking and a pond, to the side a detached large double electric garage, to the rear is a contained grass/patio garden. Located at the edge of popular Swineshead which has local shops including a Co-op. To arrange a viewing at this exciting and wonderful modern home please call Bruce Mather Estate Agents on 01205 365032 or sales@brucemather.co.uk.



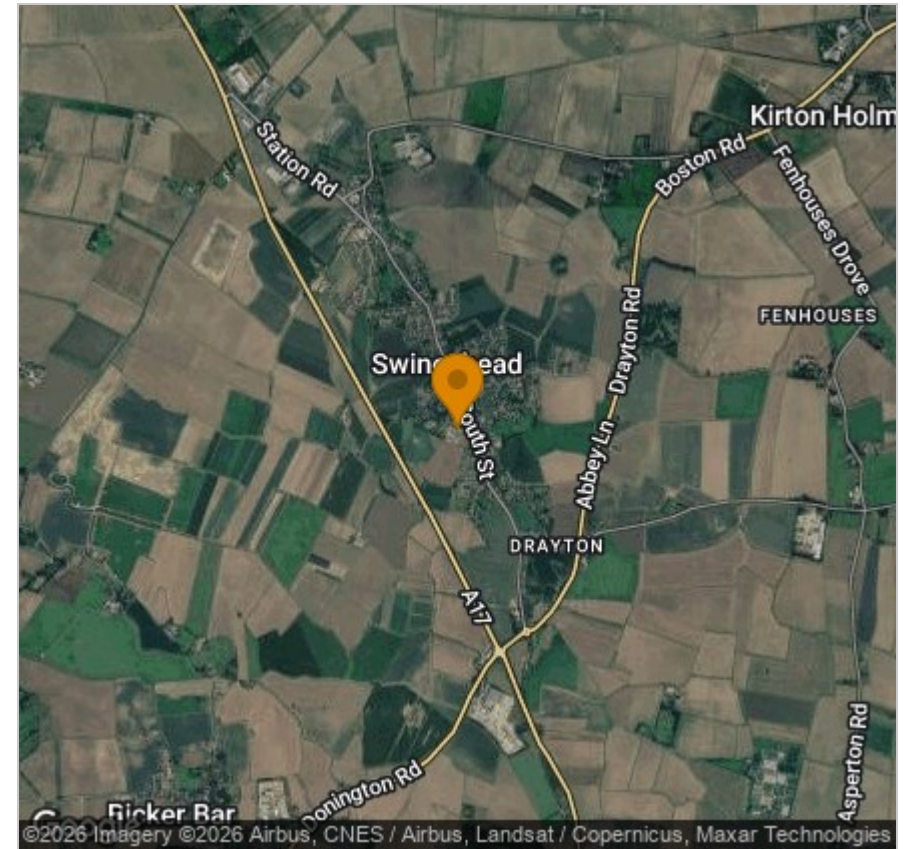


Floor Plan



All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract.
Plan produced using PlanUp.

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.

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.

6 Pump Square, Boston, Lincs, PE21 6QW
Tel: 01205 365032 Email: sales@brucemather.co.uk www.brucemather.co.uk

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 92 |
| (81-91) B | 85 | |
| (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 | |

