



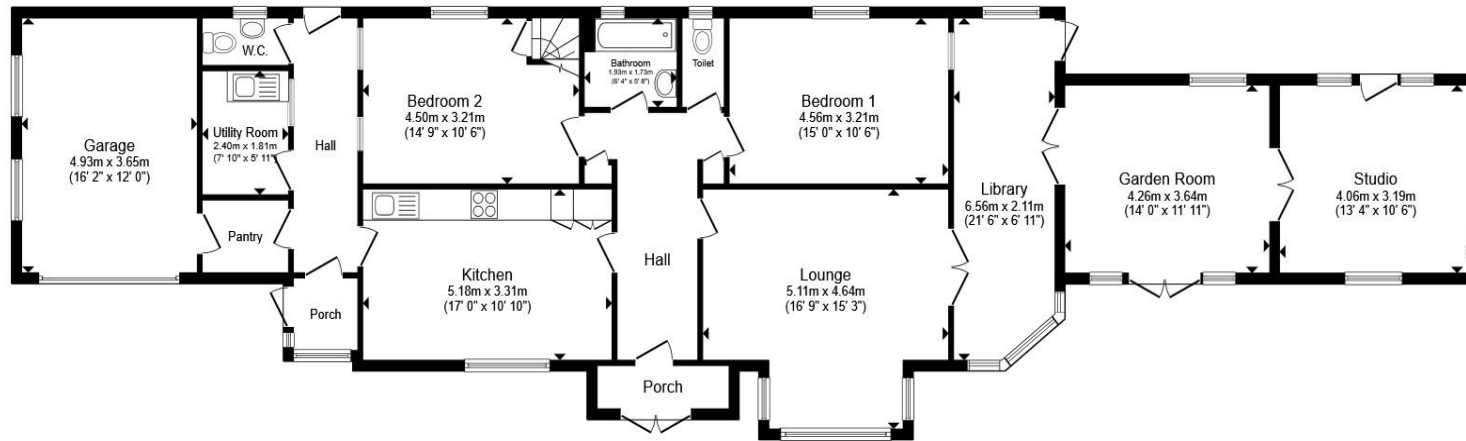
Fairfield Wainfleet Road, Fishtoft Boston PE21 9RZ

welcome to

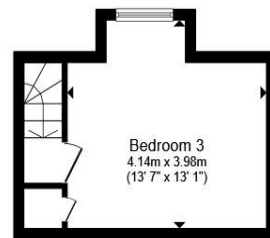
Fairfield Wainfleet Road, Fishtoft Boston

An impressive and highly versatile three-bedroom detached home, featuring two bathrooms, a dedicated library, garden room, and separate studio, all set within a generous and private plot-ideal for modern family living.





Ground Floor



First Floor

Total floor area 187.1 m² (2,014 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



Library
6' 11" x 21' 6" (2.11m x 6.55m)

Lounge
16' 9" x 15' 3" (5.11m x 4.65m)

Garden Room
14' x 11' 11" (4.27m x 3.63m)

Kitchen
17' x 10' 10" (5.18m x 3.30m)

Utility Room
7' 10" x 5' 11" (2.39m x 1.80m)

Landing

Bedroom One
15' x 10' 6" (4.57m x 3.20m)

Bedroom Two
14' 9" x 10' 6" (4.50m x 3.20m)

Bedroom Three
13' 7" x 13' 1" (4.14m x 3.99m)

Bathroom & Cloakroom

Studio Room
13' 4" x 10' 6" (4.06m x 3.20m)

Rear Garden

Special Features

welcome to

Fairfield Wainfleet Road, Fishtoft Boston

- Spacious three-bedroom detached home
- Two well-appointed bathrooms
- Elegant library/study
- Bright and inviting garden room
- Separate studio ideal for home office or creative use

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

£270,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/BWB116158



Property Ref:
BWB116158 - 0007

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@williamhbrown.co.uk



14 Wide Bargate, BOSTON, Lincolnshire, PE21
6RH



williamhbrown.co.uk