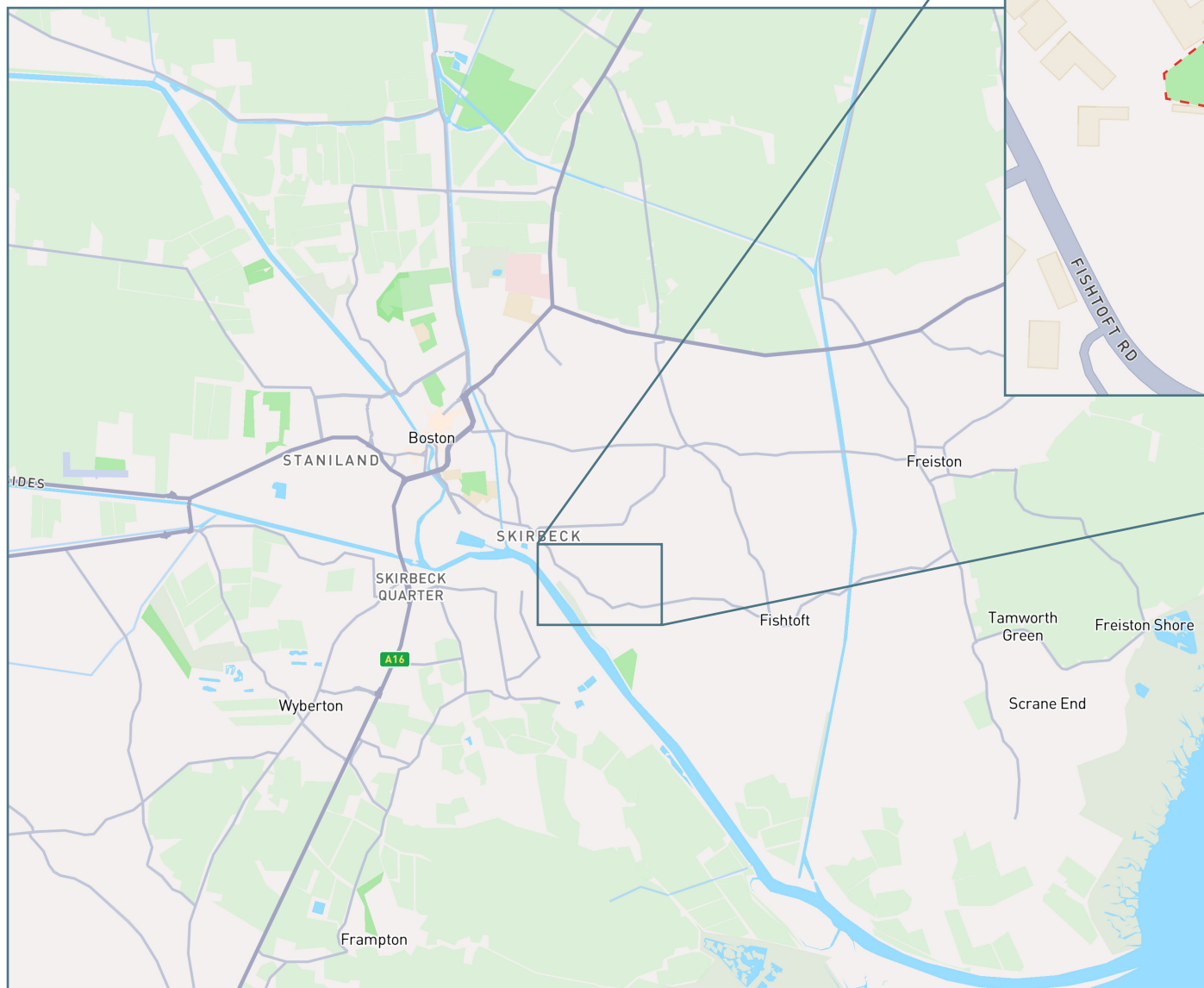




Walnut Close

Fishtoft Road, Boston, PE21 0BS



Fishtoft Road is a well-connected residential area on the outskirts of Boston, offering a balance of convenience and countryside charm. The road provides easy access to the town centre, local schools, and everyday amenities, while also benefiting from nearby open green spaces and riverside walks. With a mix of established homes and a peaceful setting, Fishtoft Road is ideal for families and professionals seeking a quieter lifestyle without losing touch with the heart of Boston.

Walnut Close



An exclusive collection of just seven thoughtfully designed new homes, ideally located on Fishtoft Road, Boston, on the edge of town towards the highly sought-after village of Fishtoft. This intimate development offers a rare blend of peaceful surroundings and convenient access to local amenities and transport links.

The scheme comprises a carefully curated mix of bungalows and chalet bungalows, each designed with flexibility in mind to suit a variety of lifestyles. Whether you prefer single-storey living or require additional first-floor space, these homes offer adaptable, modern layouts.

Finished to a high specification throughout, features include energy-efficient air source underfloor heating, contemporary kitchens with integrated appliances and quartz work surfaces, and oak internal doors that add warmth and quality. Selected plots also benefit from stylish media walls, while all homes come with flooring included for a seamless move-in experience.

Positioned along a private road centred around a mature Walnut tree, the development offers a unique and attractive setting. Each home is backed by a 10-year new build warranty and is due for completion in 2026. Early interest is strongly recommended.

SITE PLAN

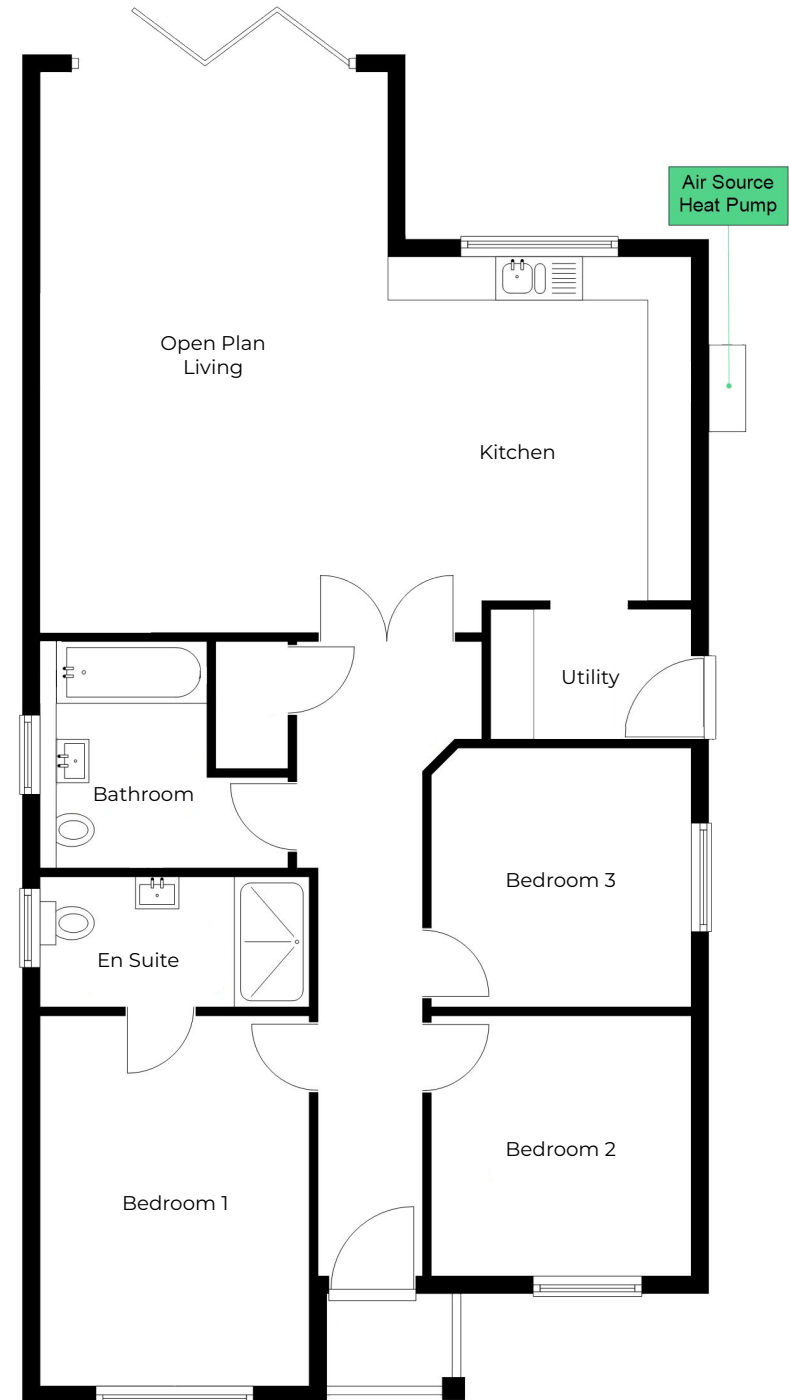


PLOT 1



	DIMENSIONS (m)	DIMENSIONS (ft)
Open Plan Living	6.46m x 7.49m	21'2" x 24.7"
Utility	1.50m x 2.31m	4'11" x 7'7"
Bedroom 1	4.27m x 3.10m	14'0" x 10'2"
En-Suite	1.50m x 3.10m	4'11" x 10'2"
Bedroom 2	3.00m x 2.29m	9'10" x 9'10"
Bedroom 3	3.00m x 2.99m	9'10" x 9'10"
Bathroom	2.61m x 2.17m	8'7" x 7'1"

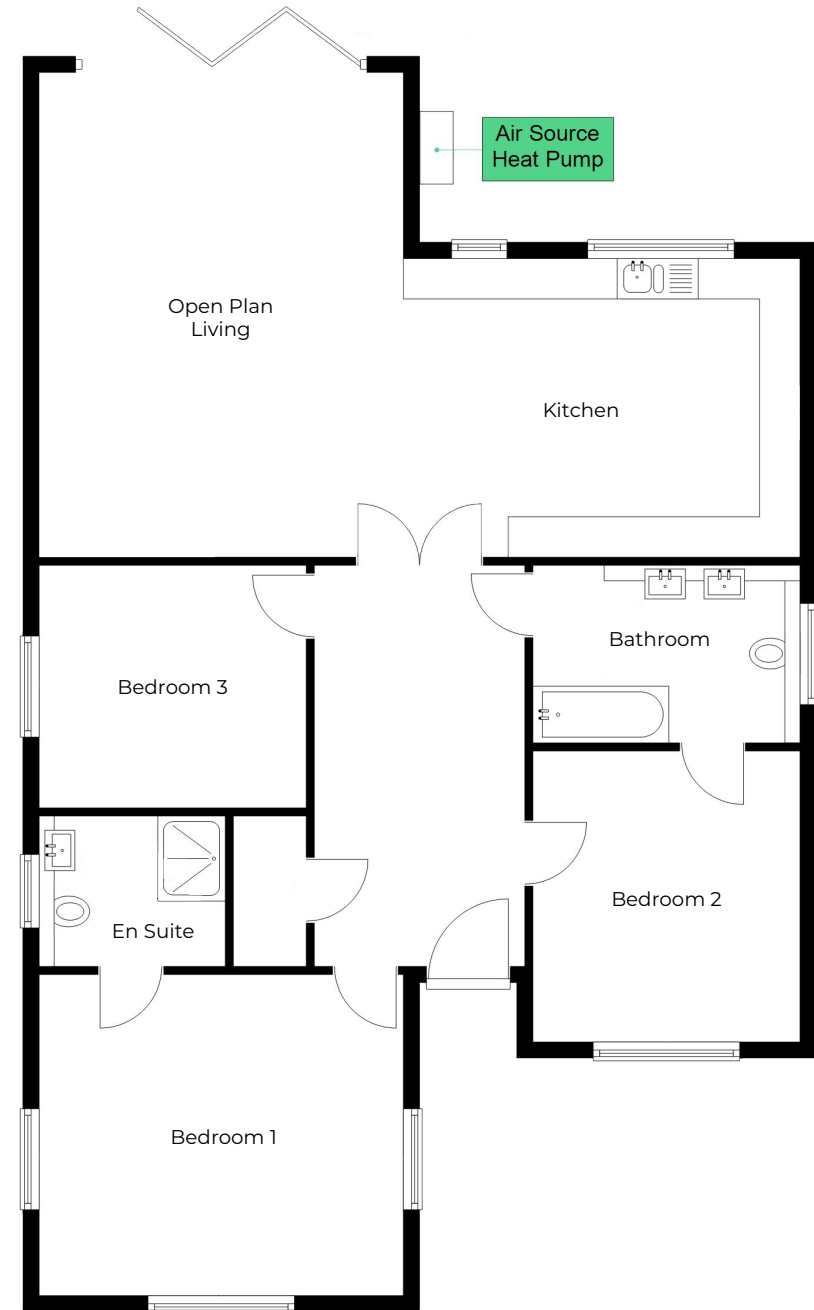
Total area: approx 101.0 sq m (1087.4 sq ft)



PLOTS 2-3



	DIMENSIONS (m)	DIMENSIONS (ft)
Open Plan Living	6.00m x 9.40m	19'8" x 30'10"
Bedroom 1	3.97m x 4.50m	13'0" x 14'9"
En-Suite	1.86m x 2.30m	6'1" x 7'7"
Bedroom 2	3.60m x 3.30m	11'10" x 10'10"
Bedroom 3	3.00m x 3.30m	9'10" x 10'10"
Bathroom	2.19m x 3.30m	7'2" x 10'10"



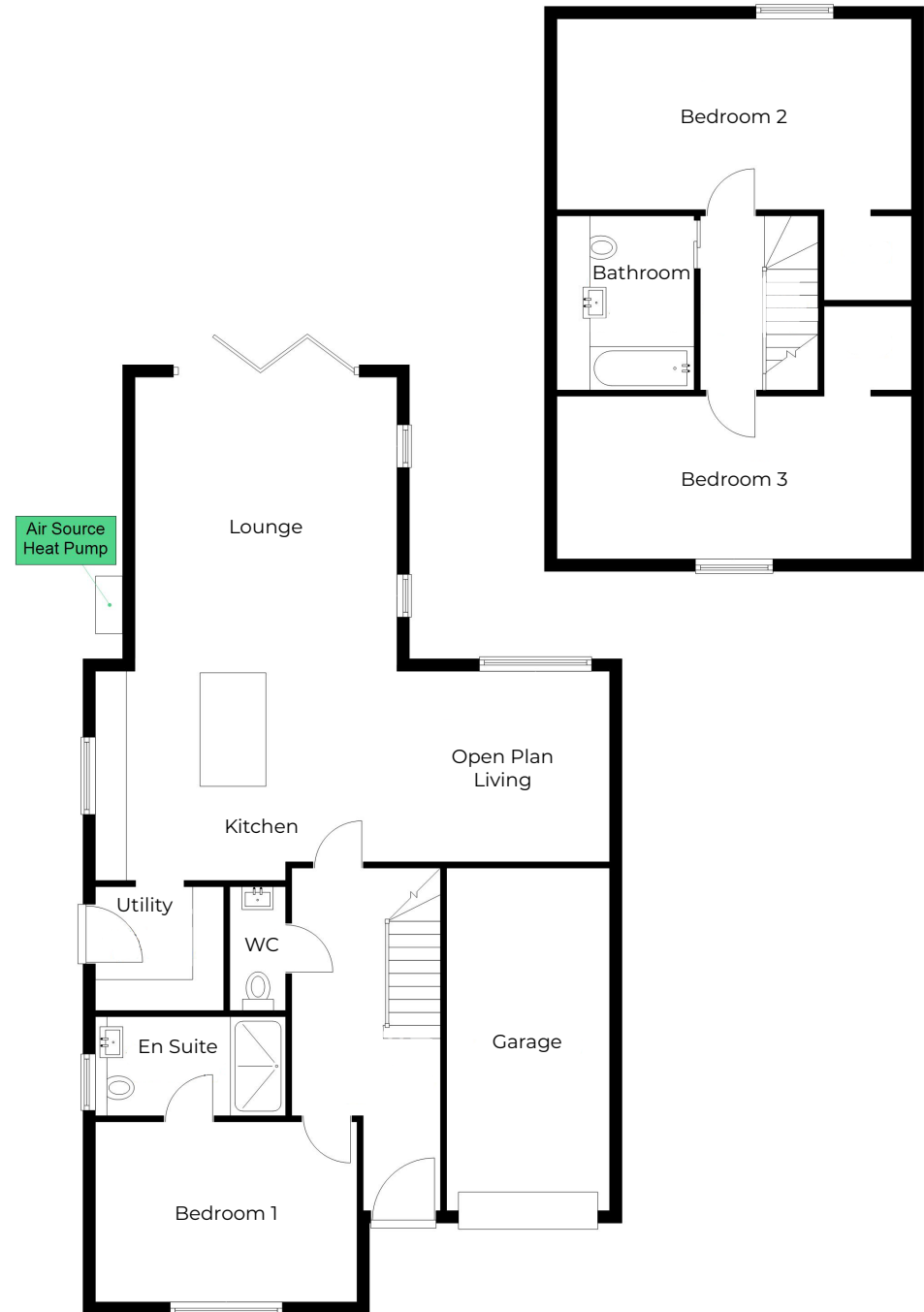
Total area: approx 114.1 sq m (1227.7 sq ft)

PLOTS 4-5-6



	DIMENSIONS (m)	DIMENSIONS (ft)
Lounge	4.65m x 4.23m	15'3" x 13'10"
Open Plan Living	3.38m x 8.39m	11'1" x 27'7"
Utility	2.00m x 2.07m	6'7" x 6'9"
Bedroom 1	2.91m x 4.22m	9'7" x 13'10"
En-Suite	1.60m x 3.07m	5'3" x 10'1"
Garage	5.54m x 2.63m	18'2" x 8'8"
Bedroom 2	3.08m x 5.71m	10'1" x 18'9"
Bedroom 3	2.74m x 5.71m	9'0" x 18'9"
Bathroom	2.81m x 2.21m	9'3" x 7'3"

Total area: approx 149.3 sq m (1607.6 sq ft)



PLOT 7



	DIMENSIONS (m)	DIMENSIONS (ft)
Lounge	5.65m x 2.75m	18'6" x 9'0"
Open Plan Living	3.38m x 8.39m	11'1" x 27'7"
Utility	2.00m x 2.02m	6'7" x 6'7"
Bedroom 1	2.91m x 4.22m	9'7" x 13'10"
En-Suite	1.60m x 3.02m	5'3" x 9'11"
Bedroom 2	3.09m x 5.71m	10'1" x 18'9"
Bedroom 3	2.74m x 5.71m	9'0" x 18'9"
Bathroom	2.80m x 2.21m	9'2" x 7'3"

Total area: approx 129.5 sq m (1394.4 sq ft)



Specification

- Build Zone 10 Year Warranty
- Air Source Under Floor Heating To Ground Floor
- Radiators To First Floor (Plot Dependant)
- Quality Fitted Kitchens With Quartz Work Surfaces
- Built In Appliances To Include Fridge Freezer, Two Ovens, Dishwasher
- Oak Internal Doors
- Media Walls (Plot Dependant)
- All Flooring Included Throughout
- Private Road
- Management Company Cost tbc



If you'd like to find out more about the homes at Walnut Close, please contact us and we would be delighted to tell you more.

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Agents Note:- Floor plans and measurements are taken from architectural drawings and are for guidance purposes only.

Computer generated images are not to scale and are for identification purposes only. Final finishes and materials may vary and landscaping is illustrative only. Please make sure you discuss final designs and layouts with us before reserving.

