£235,000

Plot 7 Bush Sidings, Main Road, New Bolingbroke, Boston, Lincolnshire PE22 7LD

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Plot 7 Bush Sidings, Main Road, New Bolingbroke, Boston, Lincolnshire PE22 7LD
£235,000 Freehold

A fantastic opportunity to purchase a brand new three bedroomed semi detached property in the village of New Bolingbroke. The property has the bonus of an NHBC guarantee once completed. The accommodation will comprise entrance hall, downstairs cloakroom, kitchen diner and a lounge. To the first floor will be three bedrooms and a family bathroom. Additional benefits will include a driveway providing ample off road parking and an enclosed rear garden.

ACCOMMODATION

OPEN FRONTED STORM PORCH

ENTRANCE HALL
Having a front entrance door.

KITCHEN DINER
13' 7" x 10' 0" (maximum) (4.14m x 3.05m)
To be fitted with a good quality kitchen including built in appliances. If a purchaser reserves early they may be able to have some input into the finished design, subject to the builders discretion.

LOUNGE
18' 10" x 11' 8" (maximum) (5.74m x 3.56m)

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DOWNSTAIRS WC
To be fitted with a two piece suite.

STAIRS & FIRST FLOOR LANDING

BEDROOM ONE
13' 6" x 10' 0" (4.11m x 3.05m) (maximum)

BEDROOM TWO
11' 8" x 10' 0" (maximum) (3.56m x 3.05m)

BEDROOM THREE
7' 8" x 7' 0" (2.34m x 2.13m) (maximum)

BATHROOM
To be fitted with a three piece suite. Potential design choice if a purchaser reserves early.

EXTERIOR
There will be a driveway providing off road parking and and enclosed rear garden.

AGENT'S NOTE
Prospective purchasers should be aware that if they wish to reserve a plot, this will be taken from proceedable purchasers only and a payment of £500 will need to be paid to reserve the plot. Also there is to be a £15 per month management fee on the property for upkeep and maintenance of access roadways by the development company.

All measurements are approximate indicative measurements subject to the final layout. Images used are of similar plots.

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REFERENCE
220222/EDA

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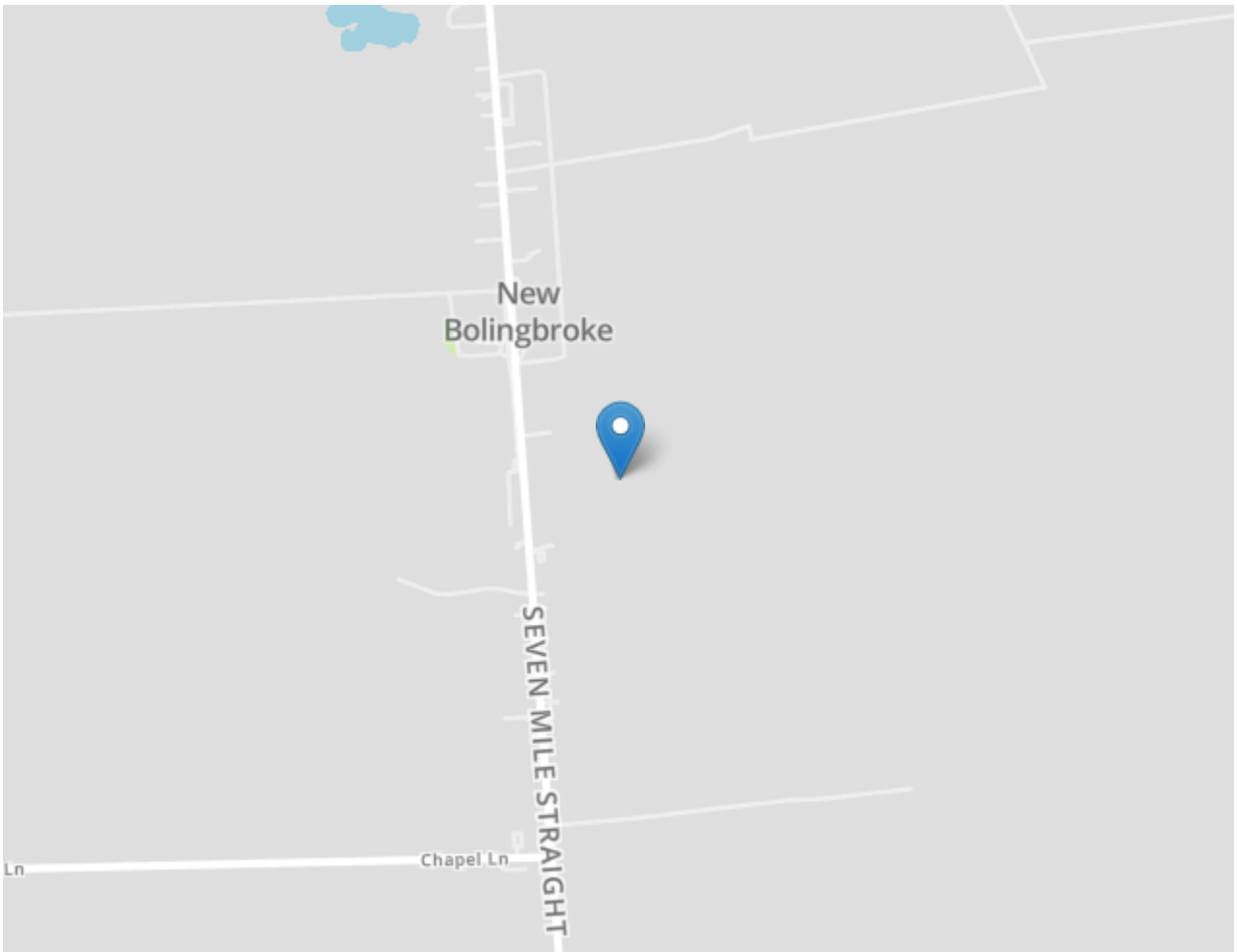

AGENT'S NOTES

Sharman Burgess have not tested any equipment or central heating which is included within the sale. Purchasers are advised to satisfy themselves as to working order and/or condition. These sales particulars are intended for guidance only and do not constitute part of an offer or contract. Details and statements should not be relied upon as representations of fact, and prospective purchasers are advised to satisfy themselves by inspection or otherwise as to the correctness of each and every item.

Sharman Burgess provide a range of optional services to buyers and sellers. If you require help arranging finance, we can refer you to our in-house mortgage specialists, Yellow Financial services Ltd.

Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services as a result of a referral from us, we may receive a fixed fee of Â£150.

If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of Â£100 upon completion. For more information, please call us on 01205 361161.

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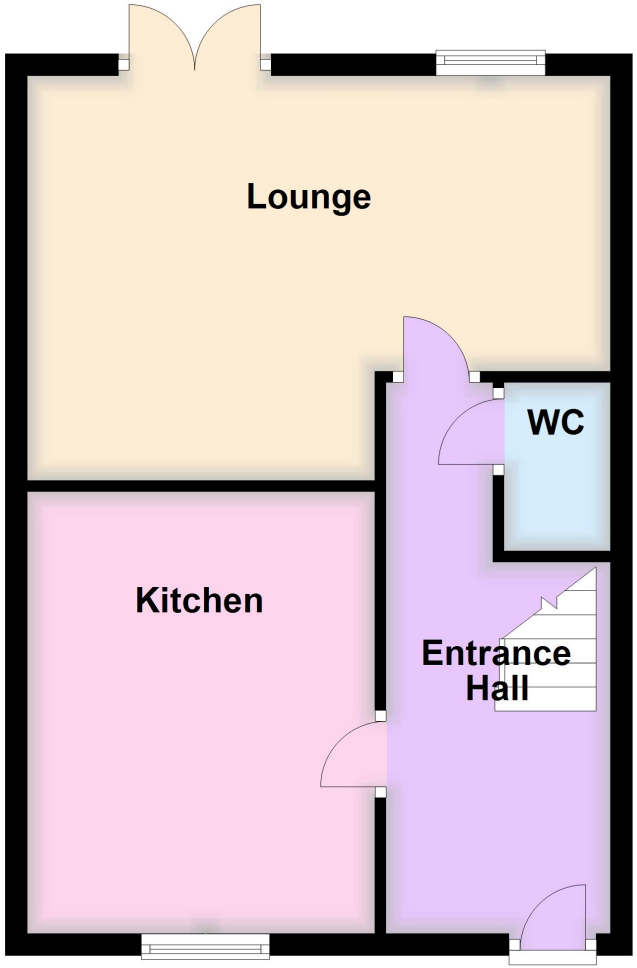
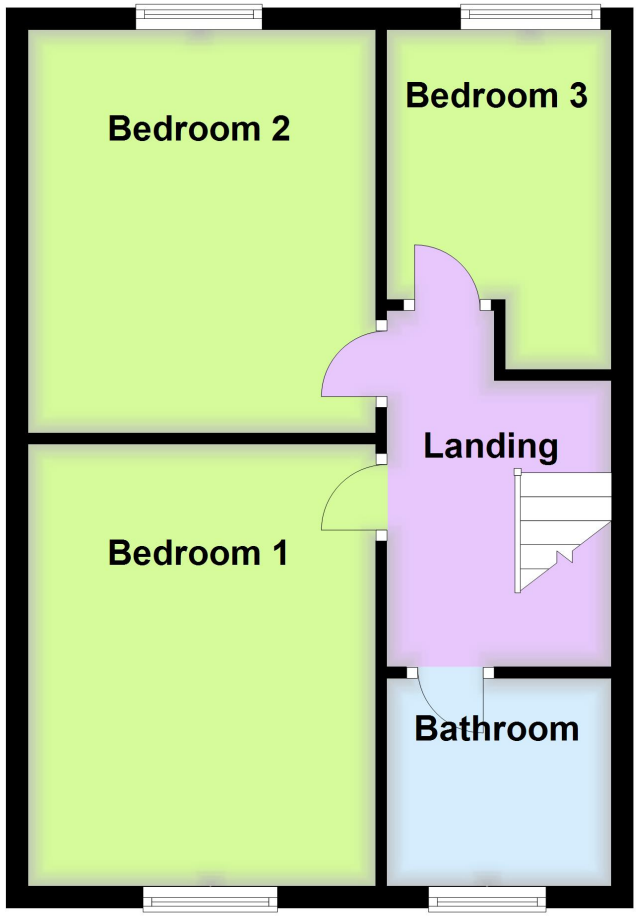
Ground Floor

Approx. 41.9 sq. metres (451.4 sq. feet)



First Floor

Approx. 42.0 sq. metres (452.0 sq. feet)



Total area: approx. 83.9 sq. metres (903.4 sq. feet)

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