



£310,000

Plot 10 Bush Sidings, Main Road, New Bolingbroke, Boston, Lincolnshire PE22 7LD

SHARMAN BURGESS

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ACCOMMODATION

OPEN FRONTED ENTRANCE PORCH

Having an entrance door leading into the entrance hall.

ENTRANCE HALL

Having staircase leading to the first floor.

LOUNGE

21' 4" x 11' 7" (6.50m x 3.53m) (approximate measurements)

KITCHEN DINER

21' 4" x 10' 1" (6.50m x 3.07m)

To be fitted with a high quality fitted kitchen with integrated appliances. If prospective purchasers reserve early the builder will allow some input into the final design details.

Plot 10. A brand new four bedroomed detached house in the increasingly sought after village of New Bolingbroke, enjoying views of open paddock land to the rear. Built by a local construction company with a reputation for high quality, this detached home offers good sized family living accommodation. Having an entrance hall, kitchen diner, utility room, downstairs cloakroom and lounge. To the first floor are four bedrooms, en-suite to bedroom one and a family bathroom. Further benefits include an NHBC guarantee, uPVC double glazing, driveway providing ample parking, double car port and an enclosed rear garden. The property is situated on a large end plot with no passing traffic.



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UTILITY ROOM

DOWNSTAIRS WC

To be fitted with a two piece cloakroom.

STAIRS & FIRST FLOOR LANDING

BEDROOM ONE

15' 0" x 11' 7" (4.57m x 3.53m)

EN-SUITE SHOWER ROOM

To be fitted with a three piece suite.

BEDROOM TWO

10' 1" x 7' 2" (3.07m x 2.18m)

BEDROOM THREE

9' 8" x 8' 9" (maximum) (2.95m x 2.67m)

BEDROOM FOUR

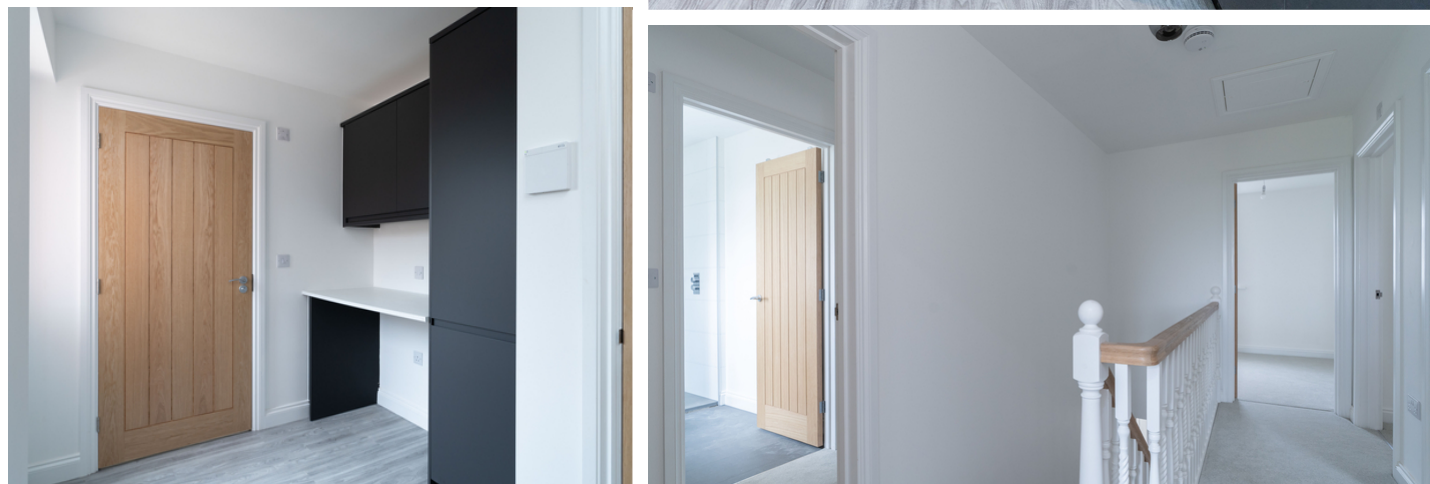
13' 7" x 10' 1" (4.14m x 3.07m) (maximum measurements)

FAMILY BATHROOM

To be fitted with a three piece suite. If reserved early the builder may allow some input on bathroom and en-suite details.

EXTERIOR

The property is to have a good sized driveway to the left hand side providing ample off road parking and hardstanding. Initially to the rear there is to be a paved patio seating area leading to the remainder of the garden which will be predominantly laid to lawn.



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DOUBLE CAR PORT

Being open fronted and providing covered parking.

AGENTS 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 are of similar plots and fixtures and fittings may vary.

REFERENCE

2880433/220222/EDA



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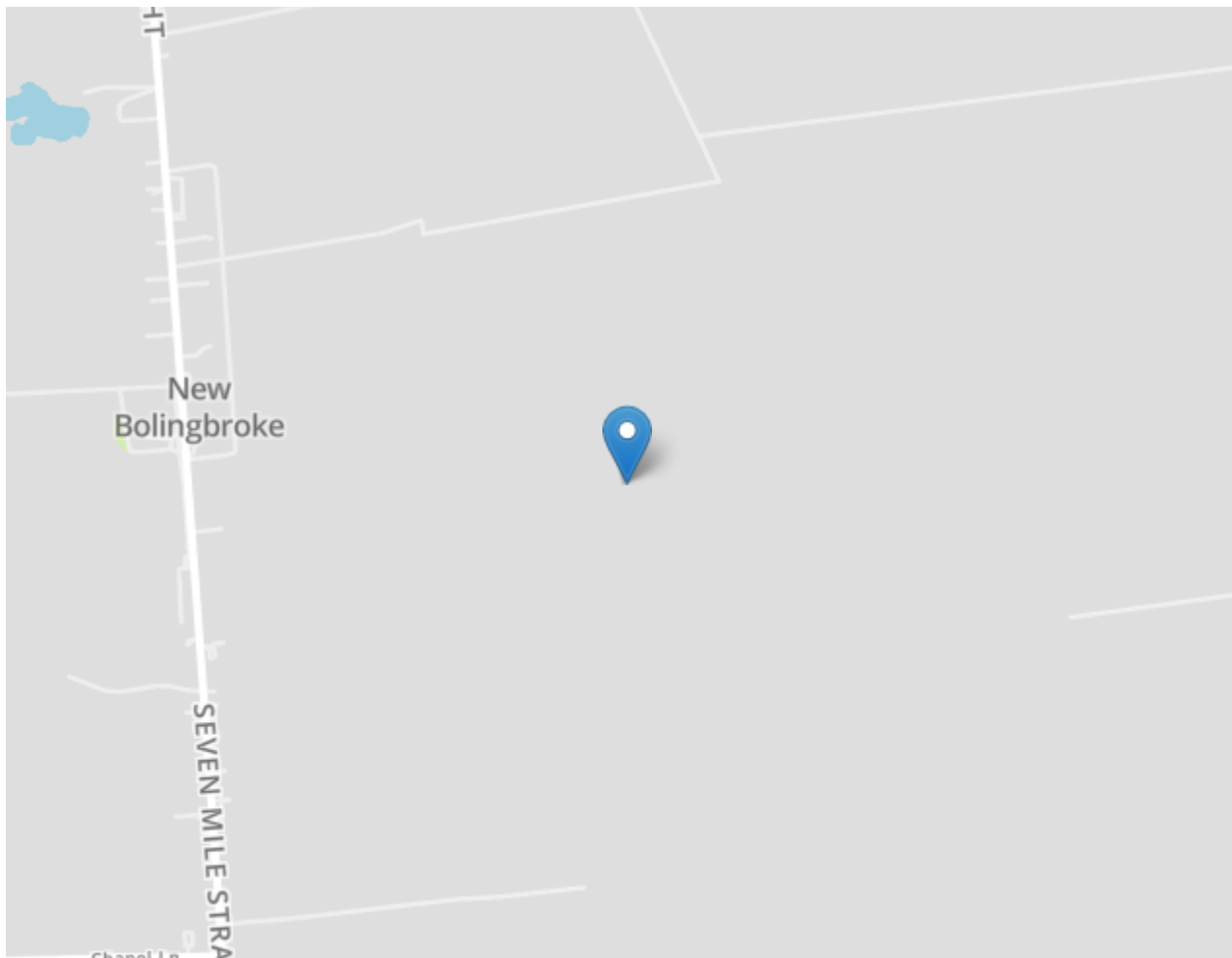
AGENT'S NOTES

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.

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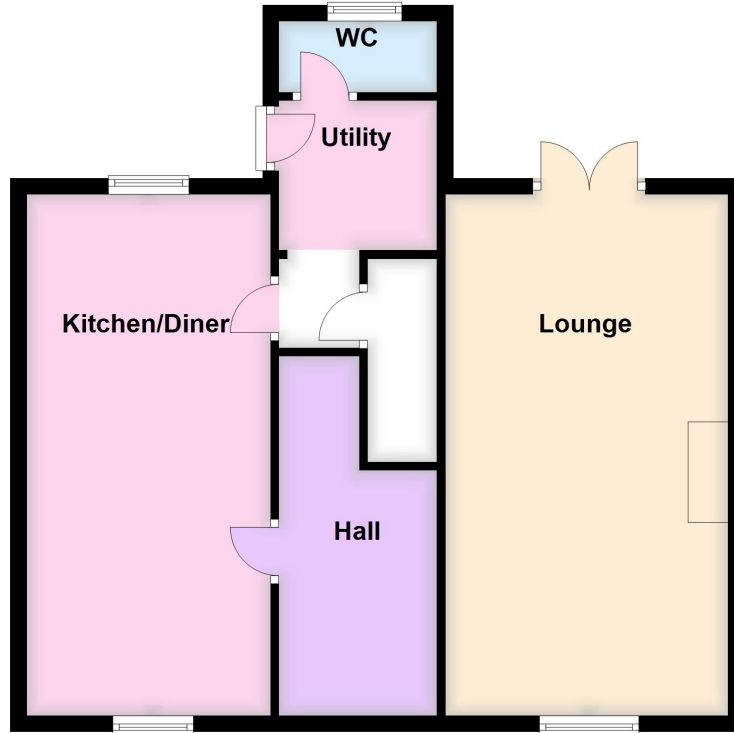
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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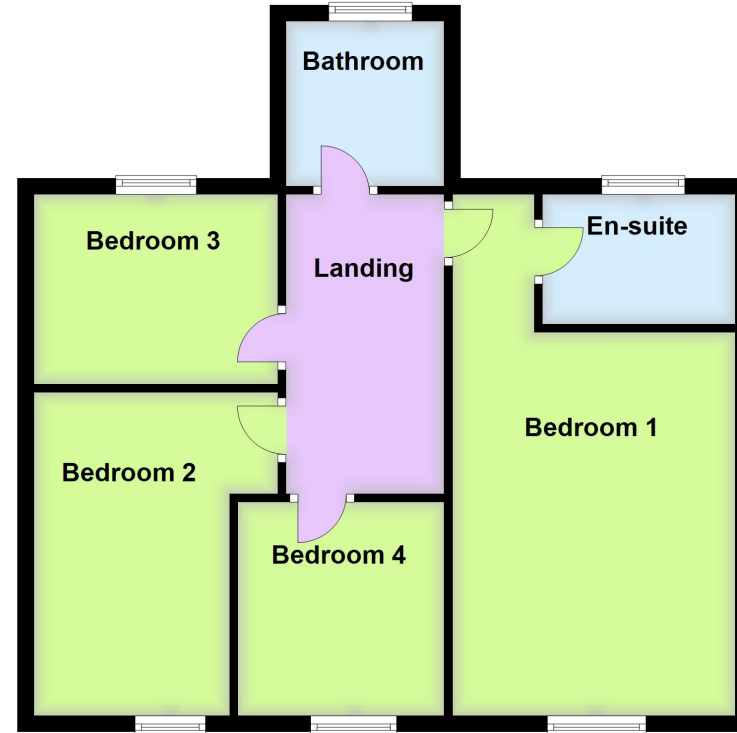
Ground Floor

Approx. 60.5 sq. metres (651.7 sq. feet)



First Floor

Approx. 60.8 sq. metres (654.2 sq. feet)



Total area: approx. 121.3 sq. metres (1305.9 sq. feet)



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