

**BRUCE MATHER**  
INDEPENDENT ESTATE AGENT



6 Somersby Way  
Boston PE21 9PQ

**Asking Price £325,000**



## 6 Somersby Way

Boston PE21 9PQ

A detached three bedroom bungalow in the highly desirable Somersby Green area, on the outskirts of Boston near Pilgrim Hospital sold with NO CHAIN. The accommodation comprises of; three bedrooms, a good sized office, store, separate cloakroom, a new family bathroom, reception room and kitchen diner all filtered off from the entrance hall which has new carpet. The property has a practical layout and through the kitchen you can access the garden, which is fenced in with gated access, with a mix of grass, shrubs and hardstanding. To the side of the property, there is a detached single garage with front access and a driveway. Located on the edge of Boston, near schools, shops, restaurants, and the hospital. Please call Bruce Mather on 01205 365032 to arrange a viewing.





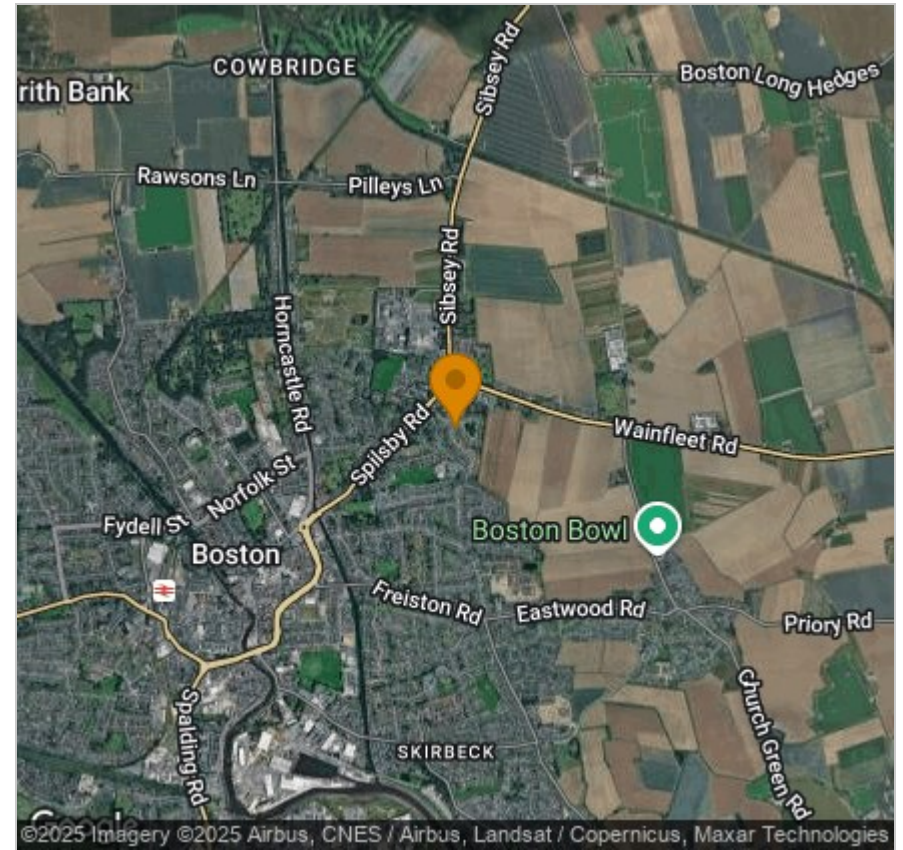
# Floor Plan



Total area: approx. 105.6 sq. metres (1136.3 sq. feet)

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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.

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