

BRUCE MATHER
INDEPENDENT ESTATE AGENT



1 Sherridans Way Wigtoft Road
Sutterton, Boston, PE20 2DY

Price Guide £298,950



1 Sherridans Way Wigtoft

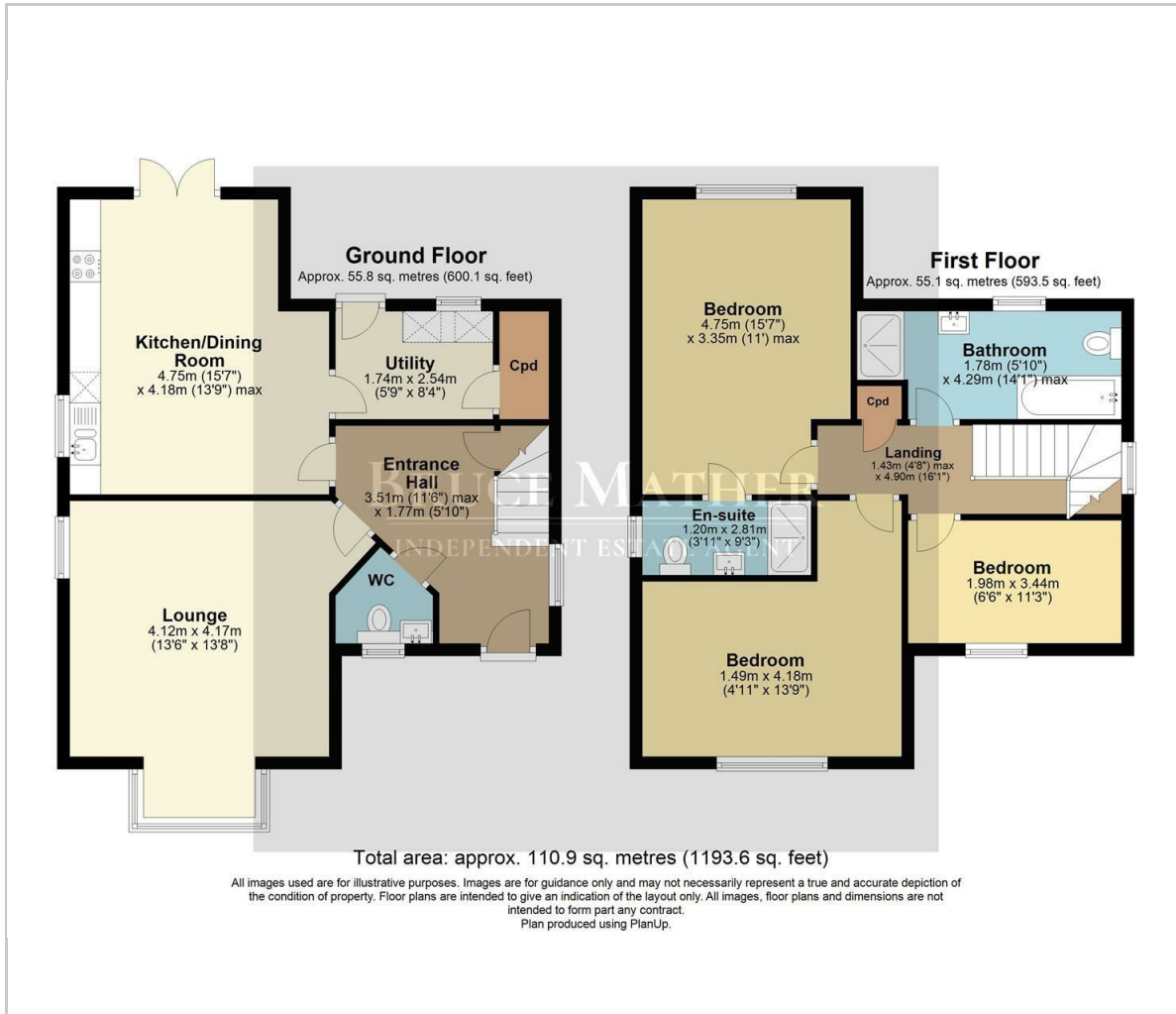
Sutterton, Boston, PE20 2DY

A brand new build in a private, high-end development, a detached three bedroom house with modern eco low running costs on the edge of pretty Sutterton. The only house in the development; inside it has three bedrooms, two bathrooms including en-suite, a modern kitchen dining room with patio doors to the garden and utility room to the side, a cloakroom, entrance hall and reception room. Outside there is a closed in garden with plenty of off-road parking to the side. This exciting new house has underfloor heating and air sourced heat pump. Sutterton lies approximately six miles south-west of Boston and has a post office/general store, a popular pub, fish-and-chip shop, garden centre, doctors' surgery, and a village hall. Please call Bruce Mather to arrange a viewing on the only house in the estate 01205365032.

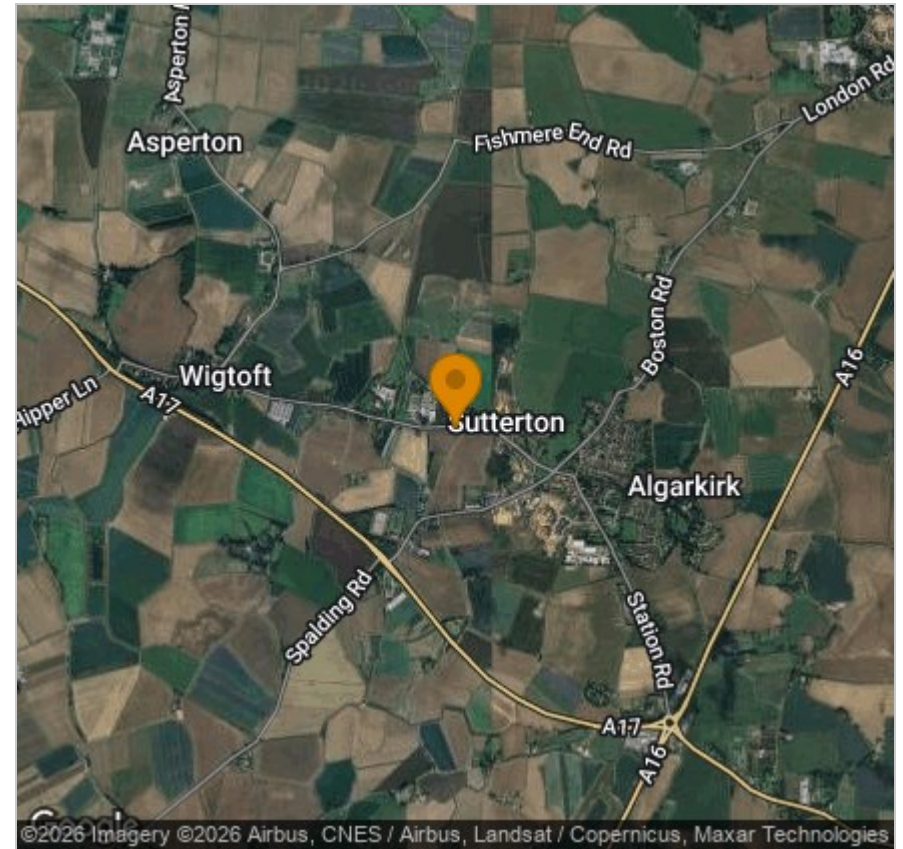




Floor Plan



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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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