

**BRUCE MATHER**  
INDEPENDENT ESTATE AGENT



21 Anwick Drive  
Anwick, Sleaford, NG34 9TU

£280,000

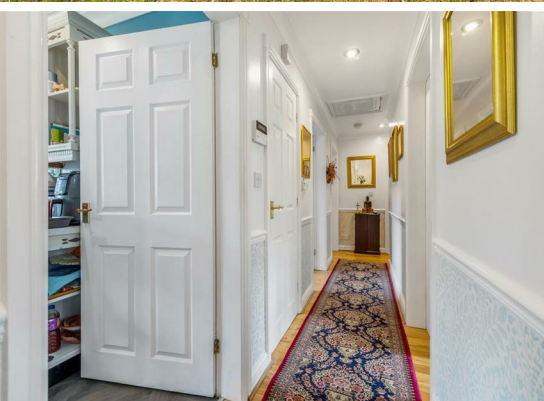


## 21 Anwick Drive

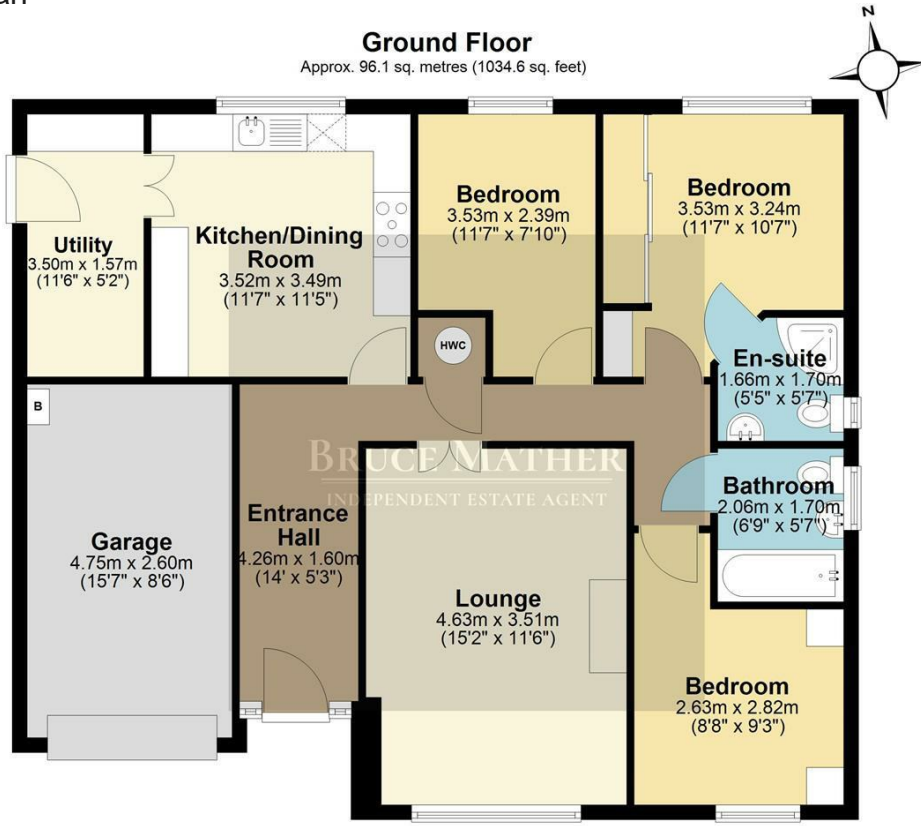
Anwick, Sleaford, NG34 9TU

An attractive three bedroom detached bungalow, with parking and garden in the popular village of Anwick near Sleaford, Lincolnshire. There is a drive for parking along with an integral garage, upon entering there is a kitchen with garden views and an utility room leading outside, there are three bedrooms and two bathrooms with the master having en-suite as well as fitted wardrobes. The reception room is a nice size and has a fireplace as a feature. To the rear is a garden with boarder beds and lawn. Located in Anwick which has a garden centre and local shop/post office, Anwick is less than 5 miles from Sleaford for your amenities and supermarkets. Please call Bruce Mather Estate Agents on 01205 365032 or [sales@brucemather.co.uk](mailto:sales@brucemather.co.uk) for more information or to arrange a viewing.





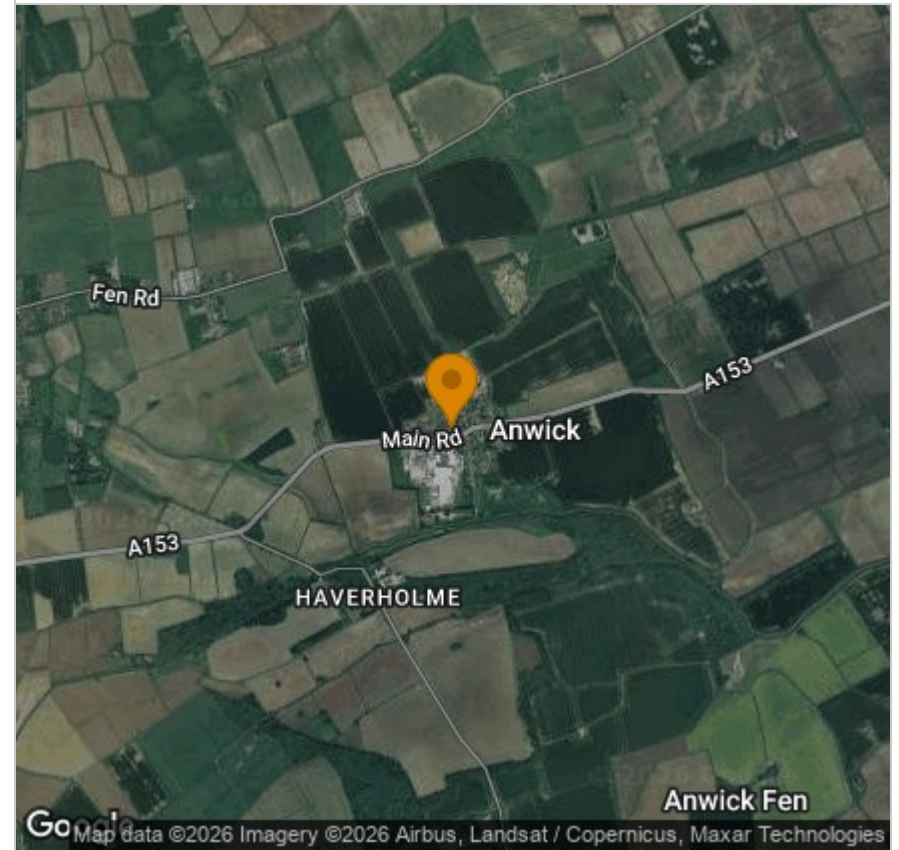
# Floor Plan



Total area: approx. 96.1 sq. metres (1034.6 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>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(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	

**BRITISH  
PROPERTY  
AWARDS**

2023

GOLD WINNER

**BRITISH  
PROPERTY  
AWARDS**

2024

GOLD WINNER

ESTATE AGENT IN BOSTON

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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