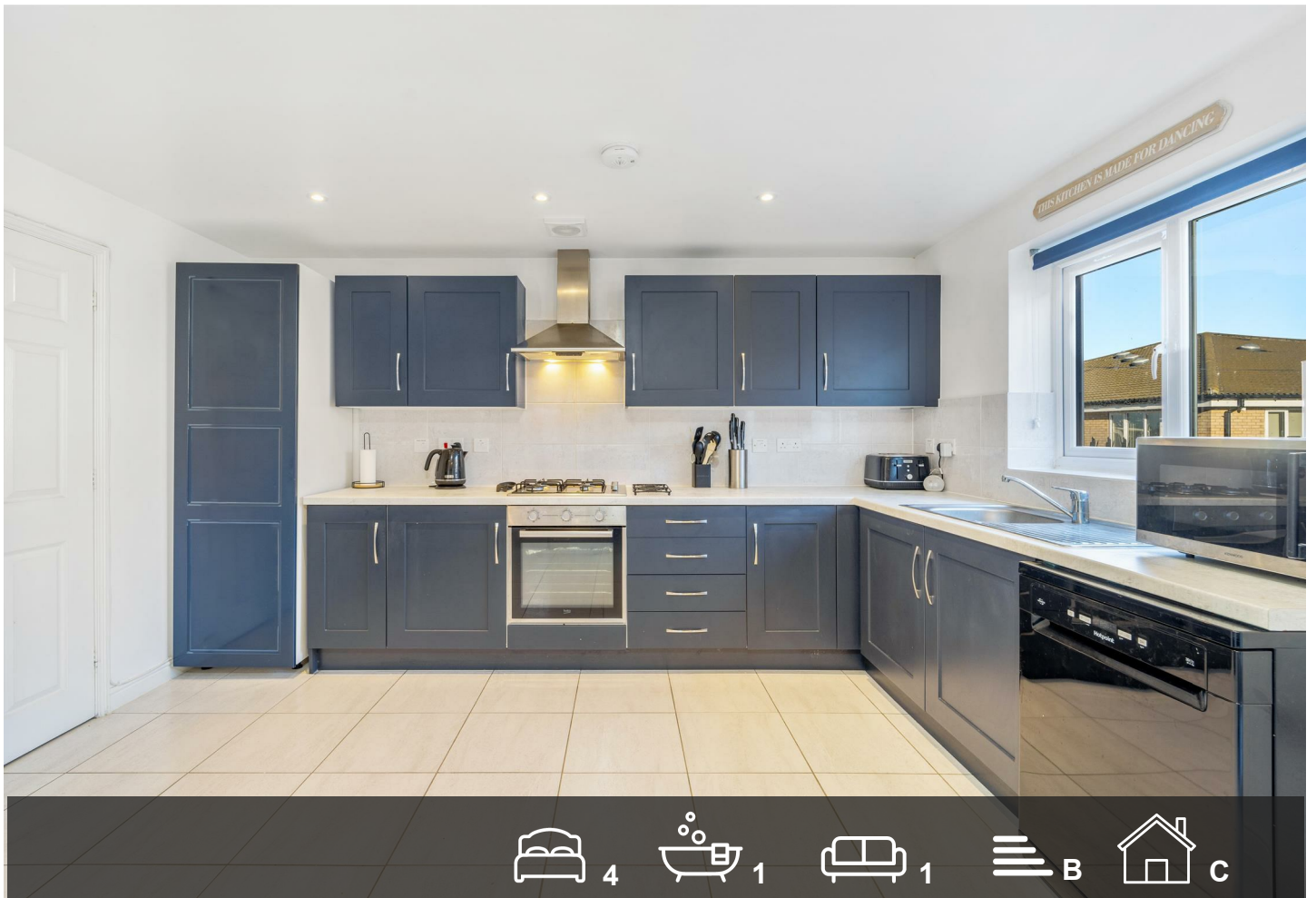


# BRUCE MATHER

INDEPENDENT ESTATE AGENT

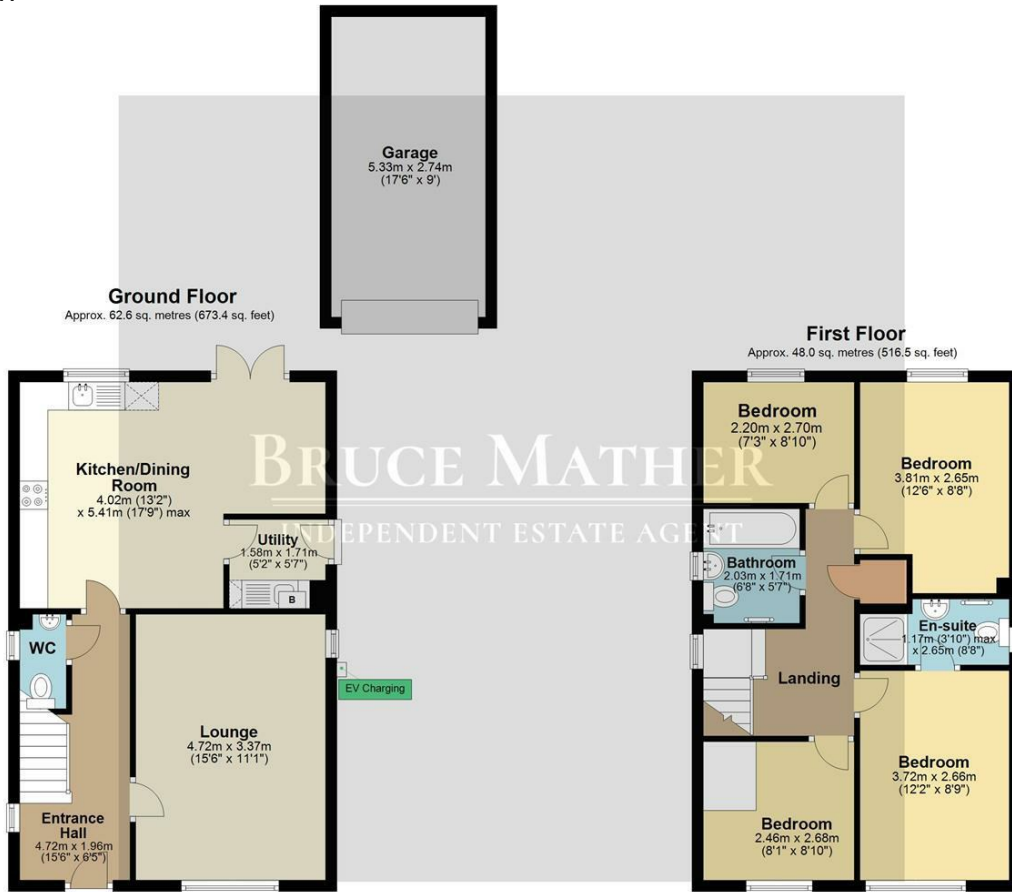


**34 Toot Lane, Boston, PE21 0PT**

**Asking Price £250,000**

A detached, four-bedroom, modern house on the outskirts of Fishtoft and Boston NO CHAIN. This modern home with four bedrooms would suit a family or perhaps a first time buyer. The accommodation comprises; four bedrooms and two bathrooms upstairs, with the master being ensuite. Downstairs, off the entrance hall is a reception room with dual aspect windows and a large modern fitted kitchen-diner which leads to the garden via patio doors. The garden is grassed and enclosed, so pet and child safe. To the front, the property benefits from off-street parking and a garage to the side, as well as a Rolec electric car charging outlet. Located on the edge of Boston, just a short drive from schools, shops and local amenities within the town centre. Please call Bruce Mather Estate Agents on 01205 365032 to arrange a viewing of this lovely home.

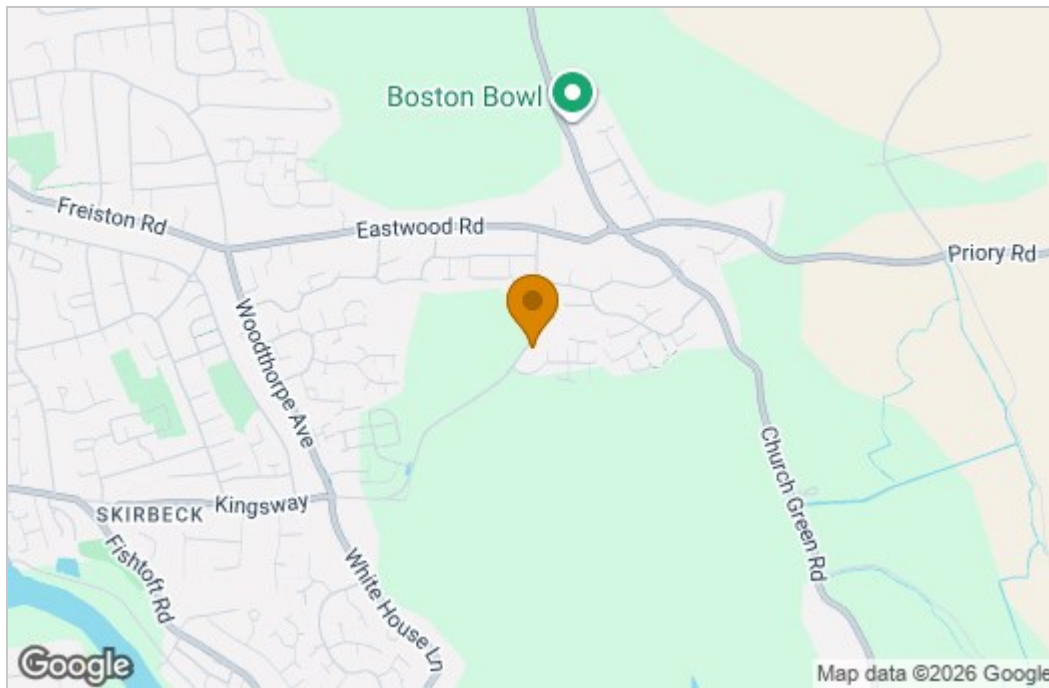
# Floor Plan



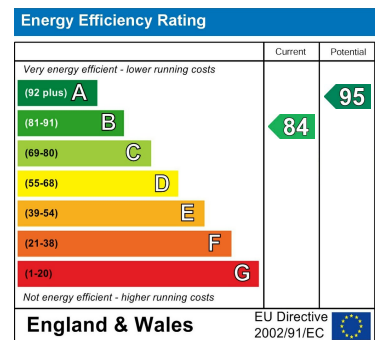
Total area: approx. 110.5 sq. metres (1189.9 sq. feet)

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



# Energy Efficiency Graph



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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