

**BRUCE MATHER**  
INDEPENDENT ESTATE AGENT



80 Amos Way  
Sibsey, PE22 OSU

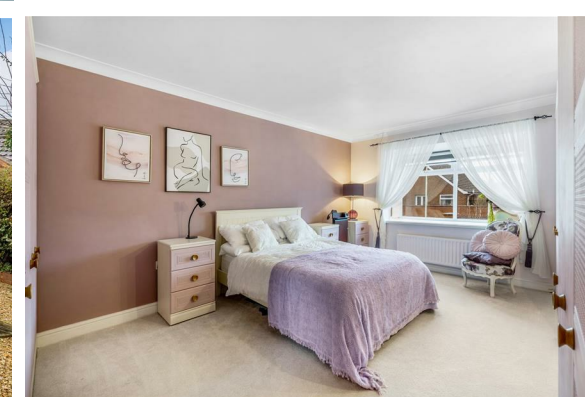
**Asking Price £265,000**

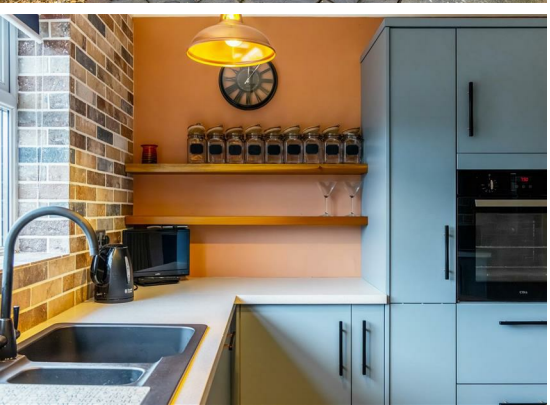


## 80 Amos Way

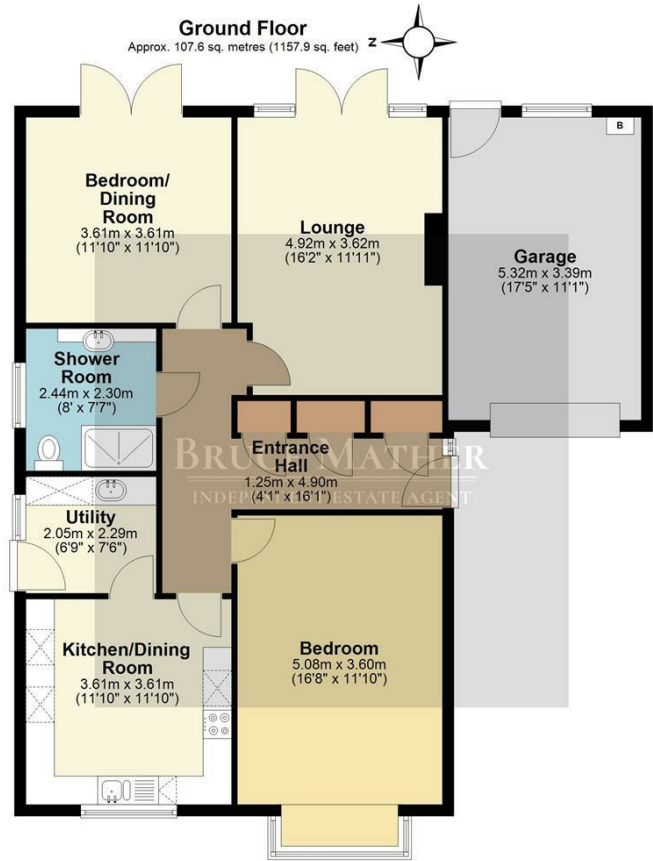
Sibsey, PE22 OSU

A stylish immaculate two bedroom Beck bungalow, with parking and garden in the very popular quiet part of Sibsey Lincolnshire, NO CHAIN. There is a sense of style with an eye for detail in the beautifully presented home, the accommodation comprises of; two bedrooms, a bathroom, contemporary new kitchen with utility room off it leading to the side door, a reception room with a fire, additionally there is storage in the entrance hall. Outside there is a garage as well as plenty of parking to the front, to the rear of the property there is a garden currently configured in a low maintenance style. Sibsey is a popular village with a school, shop and a pub with Pilgrim hospital just down the road. To arrange a viewing or for more information on this wonderful chain free home please call Bruce Mather Estate Agents on 01205 365032.





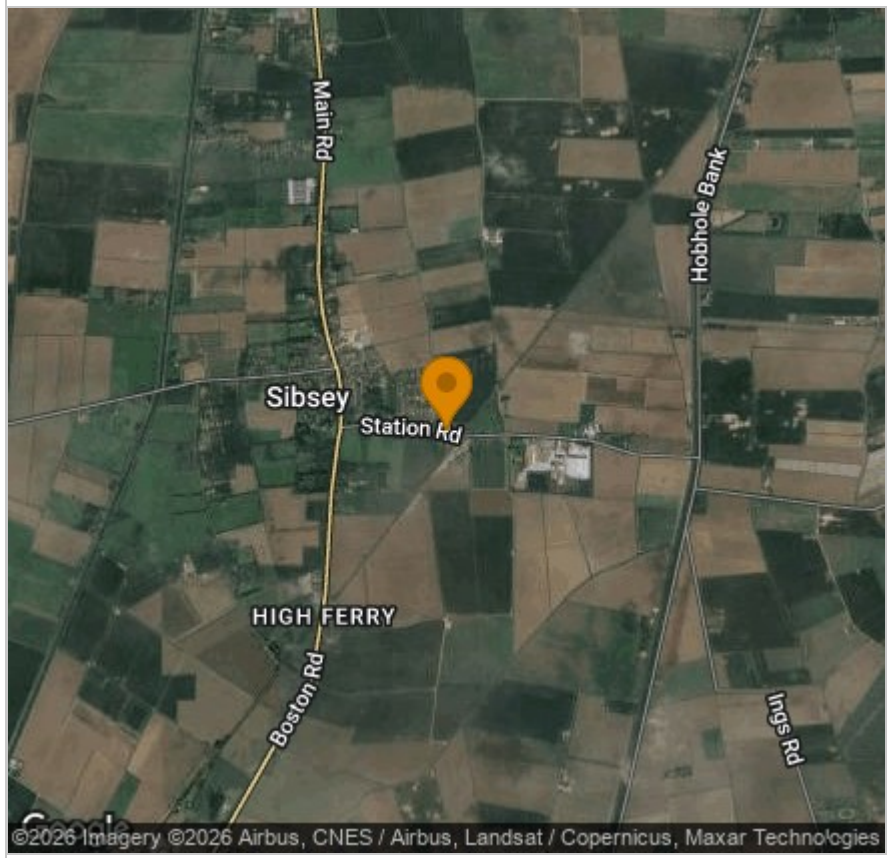
# Floor Plan



Total area: approx. 107.6 sq. metres (1157.9 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



# 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>		
(55-68) <b>D</b>	66	73
(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

ESTATE AGENT  
IN BOSTON

**BRITISH  
PROPERTY  
AWARDS**

2024

GOLD WINNER

ESTATE AGENT  
IN BOSTON

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6 Pump Square, Boston, Lincs, PE21 6QW  
Tel: 01205 365032 Email: sales@brucemather.co.uk www.brucemather.co.uk

