

**BRUCE MATHER**  
INDEPENDENT ESTATE AGENT



**Chestnut Lodge Newham Lane**  
Gipsey Bridge, Boston, PE22 7BY

**Asking Price £399,950**

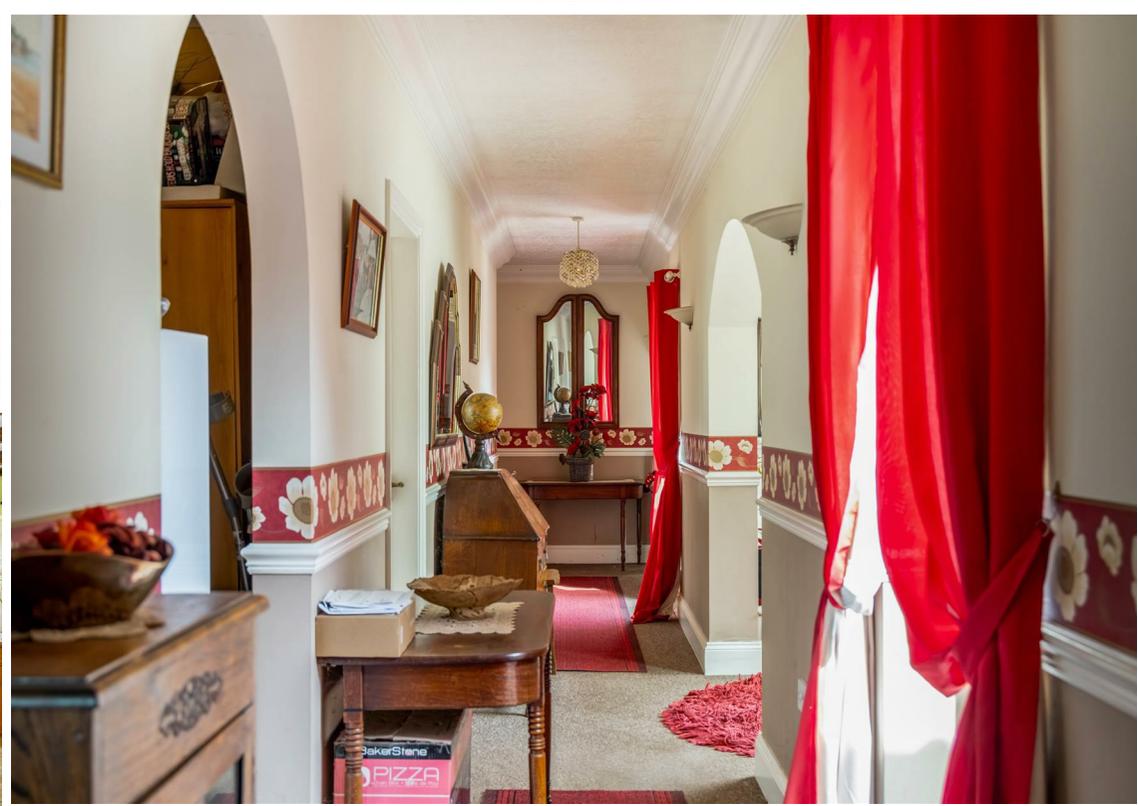


# Chestnut Lodge

Gipsy Bridge, Boston, PE22 7BY

A very large 4 bedroom bungalow (2167 sq/ft) sitting on a large plot/garden over half an acre located in a private countryside location just outside Gipsy Bridge Lincolnshire. A rare opportunity to acquire a unique large property and garden set in a rural location with scope to add (STP) or to change, requires modernise in places. There are 4 bedrooms with the master having a dressing room and en-suite, a further bathroom serves the 3 remaining bedrooms. The front porch leads into a long entrance hall, a study is off the corridor which goes to the large country kitchen with a utility room which leads outside, a spacious reception room with a lovely inglenook fireplace which flows on a conservatory to take advantage of the garden views. There is a summer house and outbuilding framework, the garden is large but needs landscaped, there is plenty of parking area for an abundance of vehicles. Located outside Gipsy Bridge which is 5.8 miles NW of Boston. To arrange a viewing of this wonderful rural retreat please call Bruce Mather Estate Agent on 01205365032.





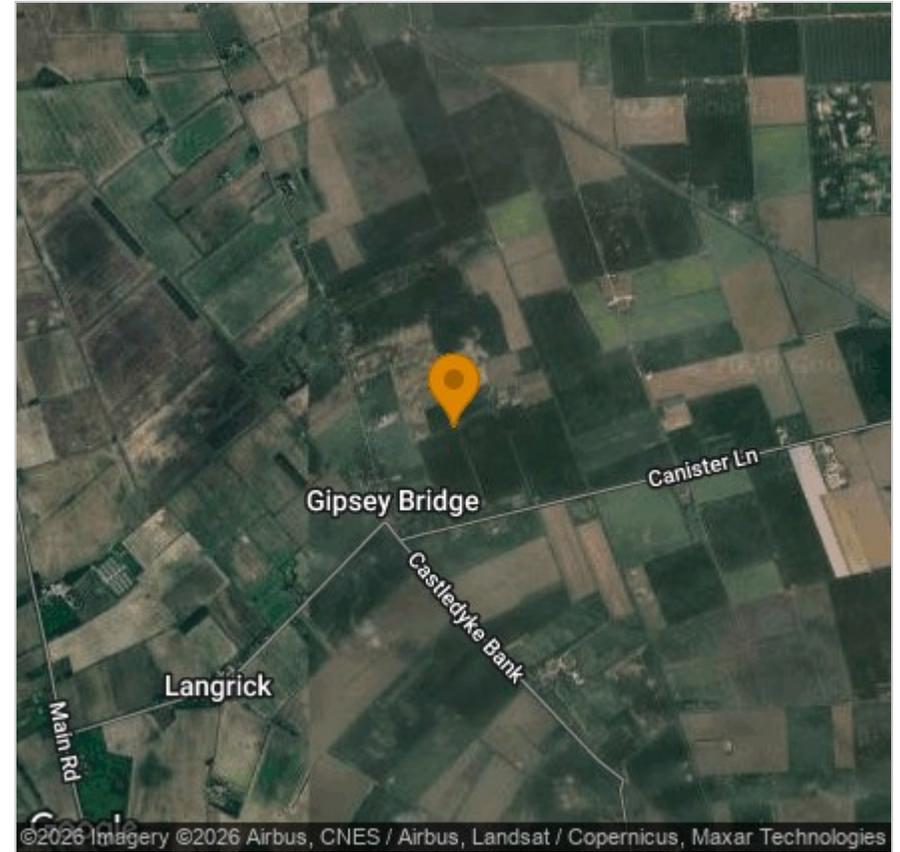
# Floor Plan



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 of any contract. Plans produced using Planika.

Total area: approx. 199.4 sq. metres (2146.7 sq. feet)

# Area Map



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**BRITISH  
PROPERTY  
AWARDS**

2023

GOLD WINNER

ESTATE AGENT  
IN BOSTON

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**BRITISH  
PROPERTY  
AWARDS**

2024

GOLD WINNER

ESTATE AGENT  
IN BOSTON

## 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.

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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