

**BRUCE MATHER**  
INDEPENDENT ESTATE AGENT



28 Ashton Hall Drive

Boston, PE21 7TG

**Offers In The Region Of £300,000**



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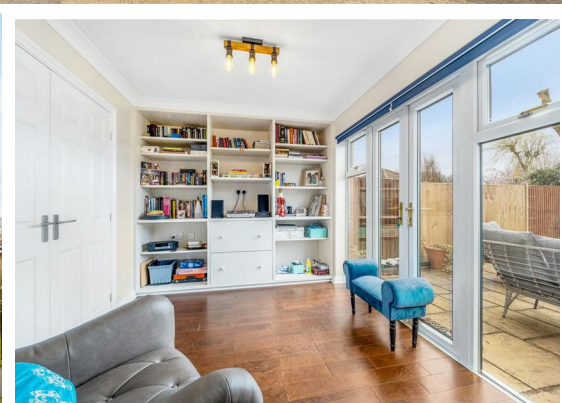
## 28 Ashton Hall Drive

Boston, PE21 7TG

A detached 4 bedroom, 3 reception room house in good order, outside there is a workshop/office, located in the highly desirable Ashton Hall Drive estate on the edge of town. This spacious family home is well laid out, comprising of 4 bedrooms and 2 bathrooms, with cupboards and the master being ensuite. On the ground floor a good sized lounge leads to the study/garden room, the kitchen has a utility and downstairs cloak room off it and there is a separate dining room overlooking the contained south facing garden. The garden has beds but is mainly grass, there is a large workshop/home office and a double detached garage which goes straight out onto Rothschild Close.

Ashton Hall Drive is located at the edge of Boston near supermarkets and places to eat, there are schools as well as Pilgrim Hospital in Boston and it is an extremely popular location. Please call Bruce Mather on 01205 365032 to arrange a viewing on this terrific family house.



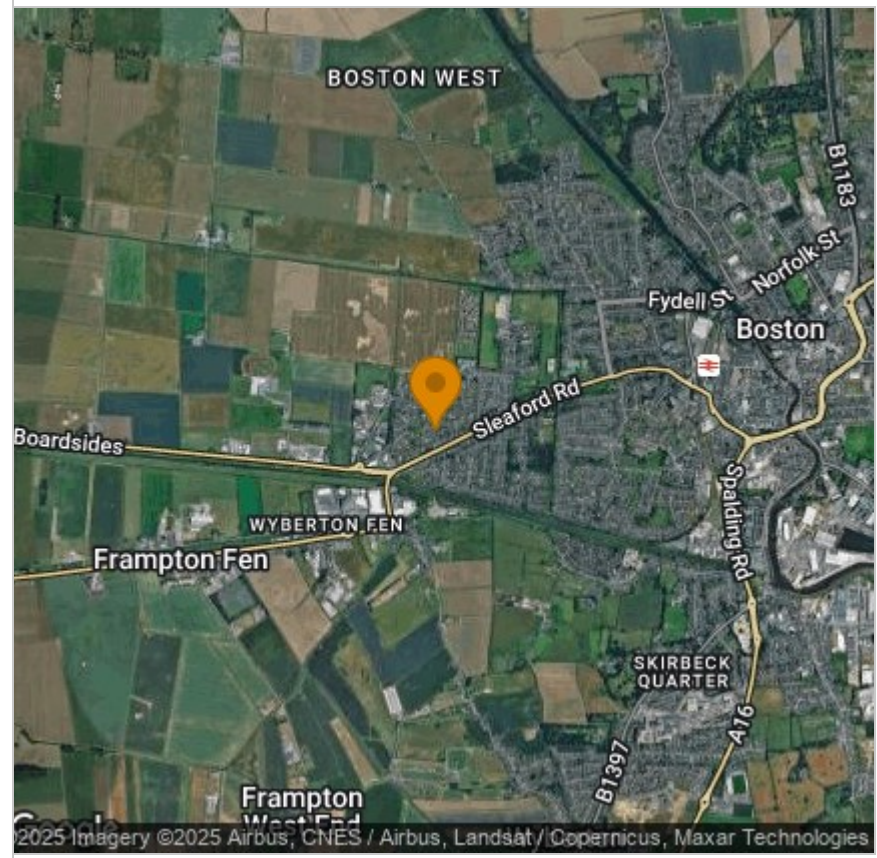


# Floor Plan



Total area: approx. 185.0 sq. metres (1991.0 sq. feet)

# 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>		
(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>	75	85
	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

6 Pump Square, Boston, Lincs, PE21 6QW  
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