

# BRUCE MATHER

INDEPENDENT ESTATE AGENT

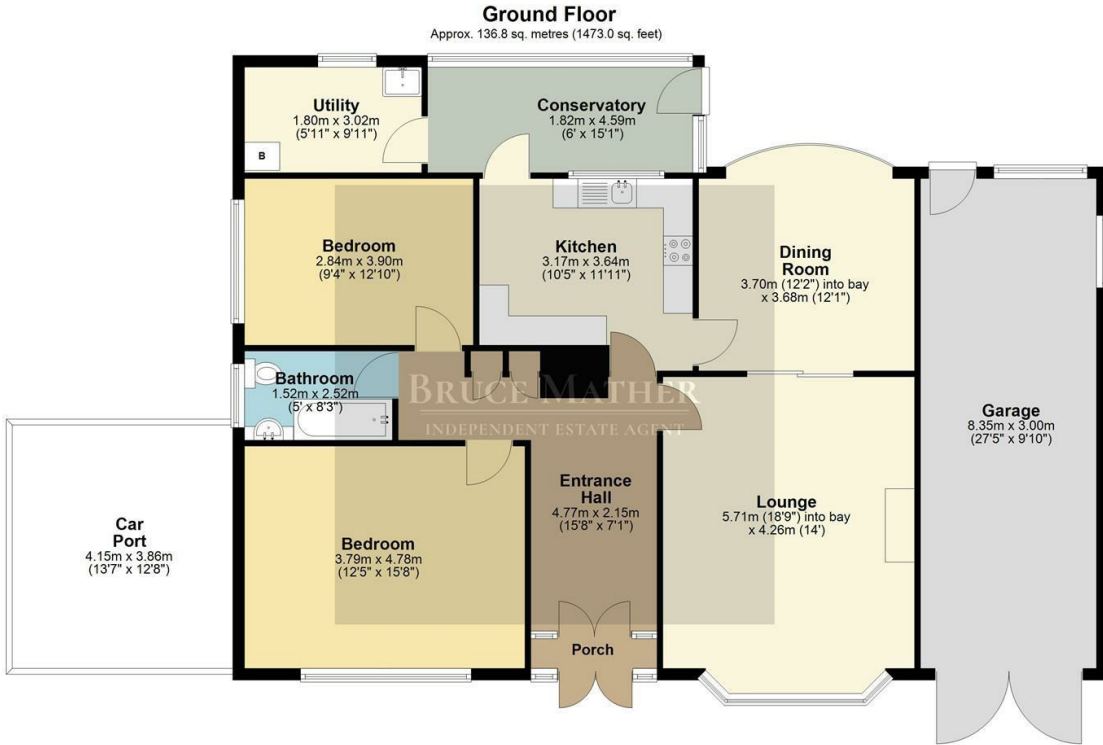


**8 Leagate Road, PE22 7BP**

**Asking Price £220,000**

A detached bungalow with a large parking area to the front for campervans or caravans and the like, with a private rear garden located in Gipsy Bridge, approximately 5.6 miles NW of Boston. The sizeable entrance porch has the two bedrooms and family bathroom to the left and lounge which opens onto the dining room on the right, straight ahead is kitchen which leads to a conservatory overlooking the garden and into the utility room. The home would benefit from some redecorating but offers great potential and is a good size. The rear garden is a good size, a carport to the side and an abundance of parking to the front. Gipsy Bridge is a small village outside Boston which is where you would go for amenities. Please call Bruce Mather Estate Agents on 01205 365032 to arrange a viewing.

# Floor Plan



Total area: approx. 136.8 sq. metres (1473.0 sq. feet)

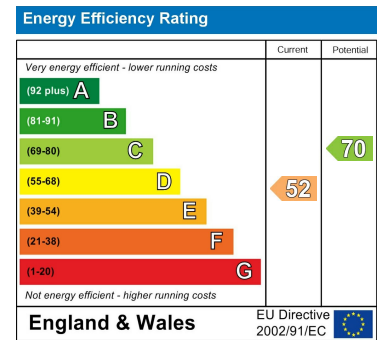
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Plan produced using PlanUp.



# Area Map



# Energy Efficiency Graph



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6 Pump Square, Boston, Lincs, PE21 6QW

Tel: 01205 360 387 Email: sales@brucemather.co.uk brucemather.co.uk