

**BRUCE MATHER**  
INDEPENDENT ESTATE AGENT



81 Field Drive  
Wyberton, Boston, PE21 7NG  
Price Guide £325,000





## 81 Field Drive

Wyberton, Boston, PE21 7NG

A charming location for this delightful 4-bedroom detached property, situated in a lovely estate, while being conveniently close to local amenities in Field Drive, Wyberton Lincolnshire.

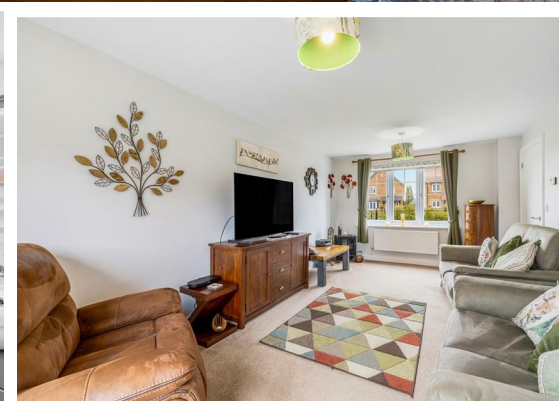
As you step into the property, off the hallway you are greeted by the reception room that provides ample space for entertaining or relaxing with family, with patio doors to the garden, additionally downstairs there is a cloakroom, a study next to the spacious modern kitchen diner which also has patio doors leading to garden. Upstairs there are 4 bedrooms, and two 2 bathrooms with the master being ensuite.

There is a detached single garage and ample parking due to being located at the end of the driveway. Outside is one of the largest gardens in the estate, so whether you are looking for a new family home or a peaceful retreat, this property is sure to tick your boxes and is in very good condition throughout.

Please call Bruce Mather Estate Agents on 01205365032 to arrange a viewing now.

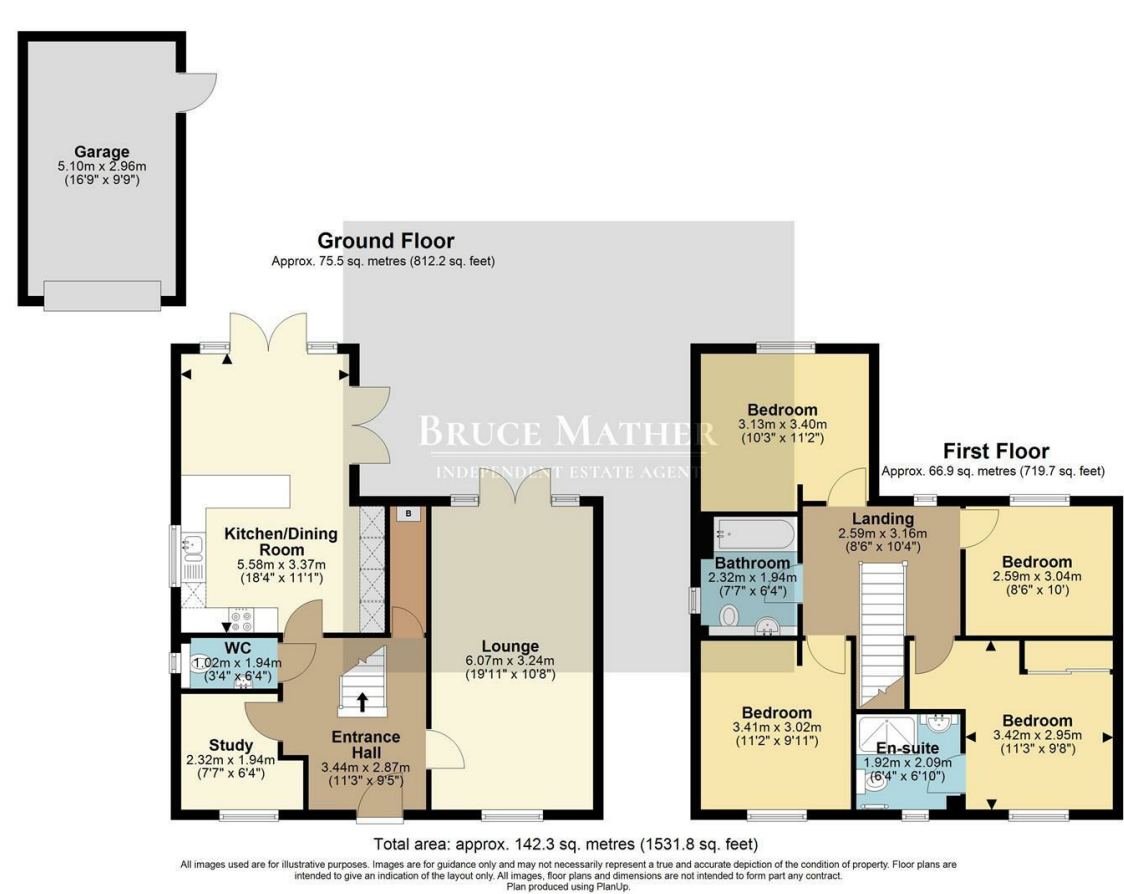








Floor Plan



Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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