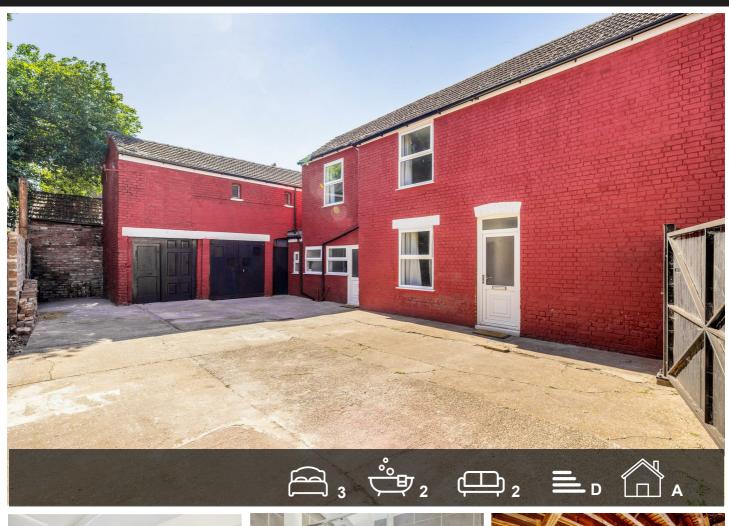
# BRUCE MATHER

## INDEPENDENT ESTATE AGENT









# Union Street, Boston, PE21 6PT Asking Price £197,000

A newly renovated three bedroom detached house featuring new kitchen & bathroom, with a large courtyard/parking area, beautiful old 2 story barn and potential building plot STP located in the heart of Boston. The house has three good sized bedrooms upstairs, a shower room, wc, modern kitchen, dining room and a reception room downstairs. Outside there is a large courtyard (parking) to one side of the house which leads to beautiful old 2 story barn, to the other side of the house is an area which could used for parking or a potential building plot STP. Located in the centre of Boston in a residential area near shops, schools and amenities. Please call Bruce Mather on 01205 365032 to arrange a viewing.

### Floor Plan



Total area: approx. 160.4 sq. metres (1726.5 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 a indication of the layout only. All images, floor, plans and dimensions are not intended to form part any contract.

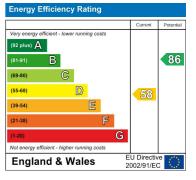
Plan recolated usin Plan I/O.



### Area Map

# Argyle St Fydell St Boston Sleaford Rd Google Map data ©2025 Google

# **Energy Efficiency Graph**





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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