

**BRUCE MATHER**  
INDEPENDENT ESTATE AGENT



35 Rochford Tower Lane  
Fishtoft, Boston, PE21 9RQ

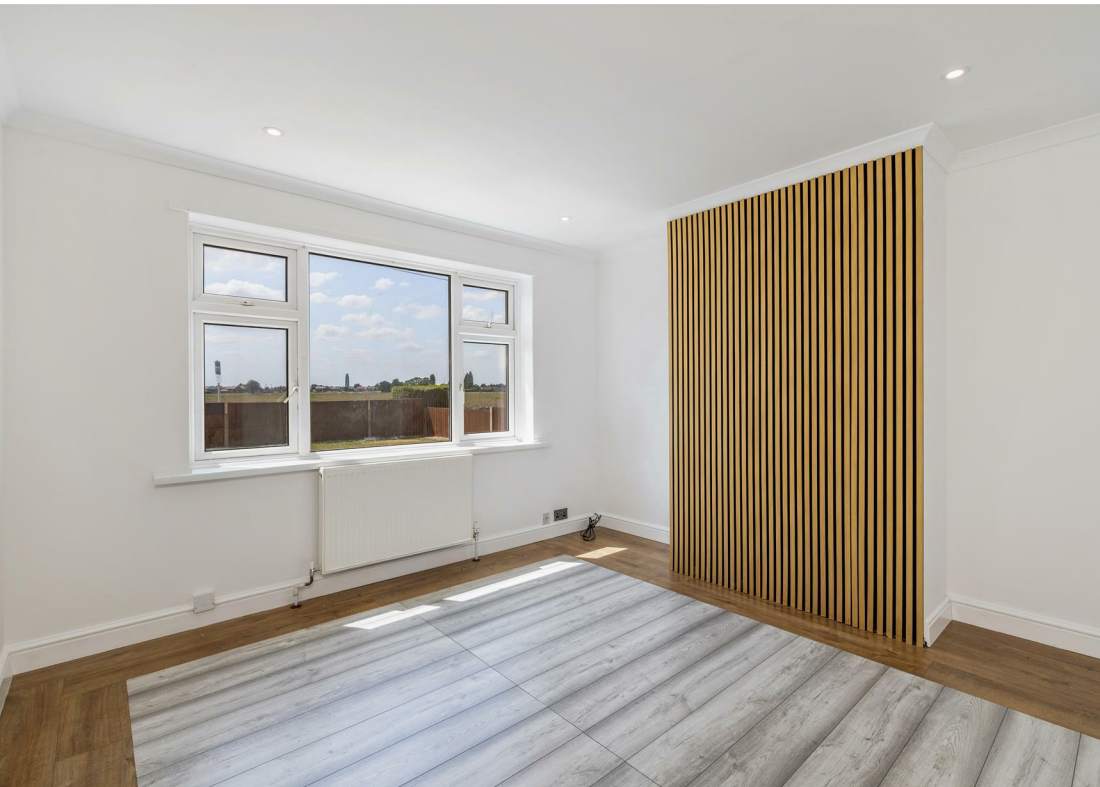
**Asking Price £244,500**

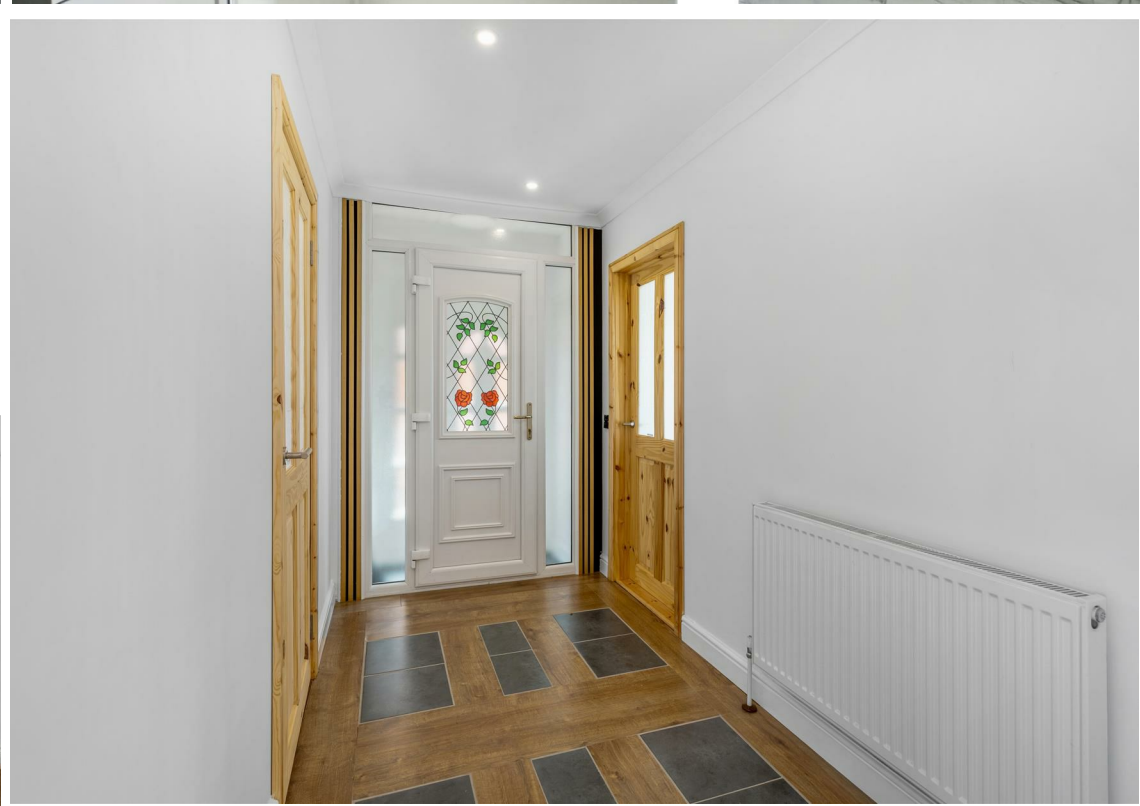
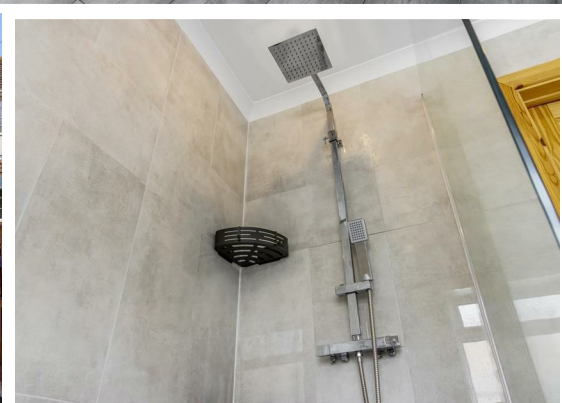


## 35 Rochford Tower Lane

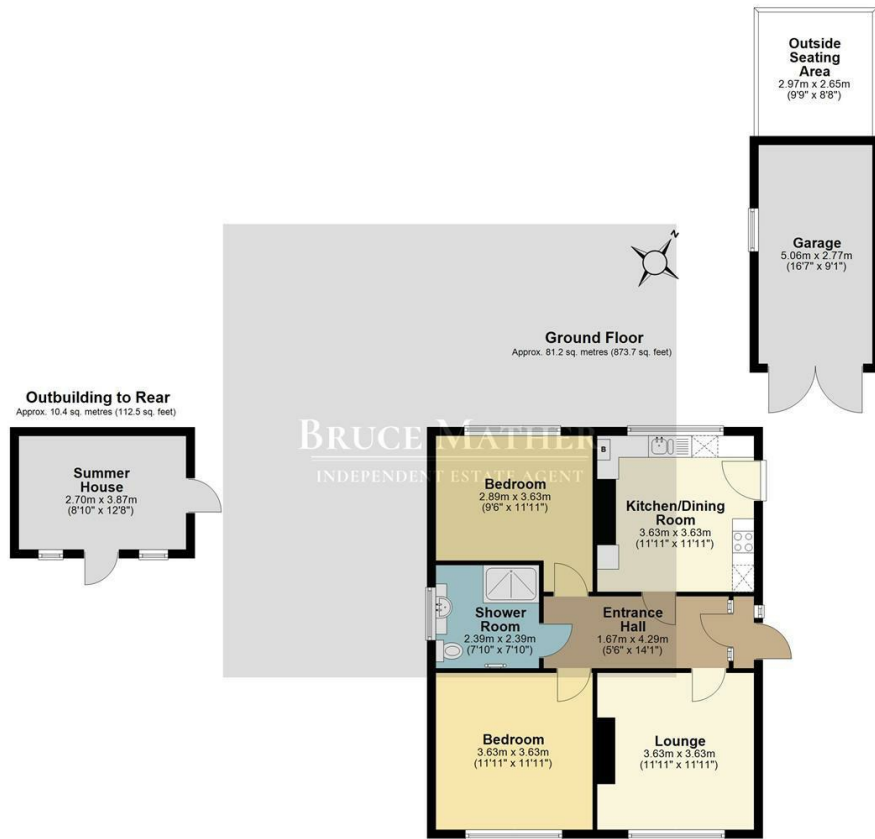
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A high end luxury two bedroom bungalow with a new kitchen and bathroom, decorated through out including the home office/summer house with open field and stump views located in Fishtoft NO CHAIN. To the front is a lawn with new pebbles edging and parking for several vehicles leading to the detached garage. Upon entering this wonderful bungalow there is a reception room to the left with two double bedrooms at the end, finally a modern designed kitchen with new appliances. with care attention to luxury flooring and neutral colours. Out of the kitchen door the decent sized rear garden there is a sun/outside seating area, a home office/summer house with a manageable lawn and new pebbles. Located in Fishtoft just East of Boston where you can find schools. Pilgrim Hospital, shops and restaurant for all your daily needs. Please call Bruce Mather Estate Agents on 01205365032 to arrange a viewing, sold with no chain.





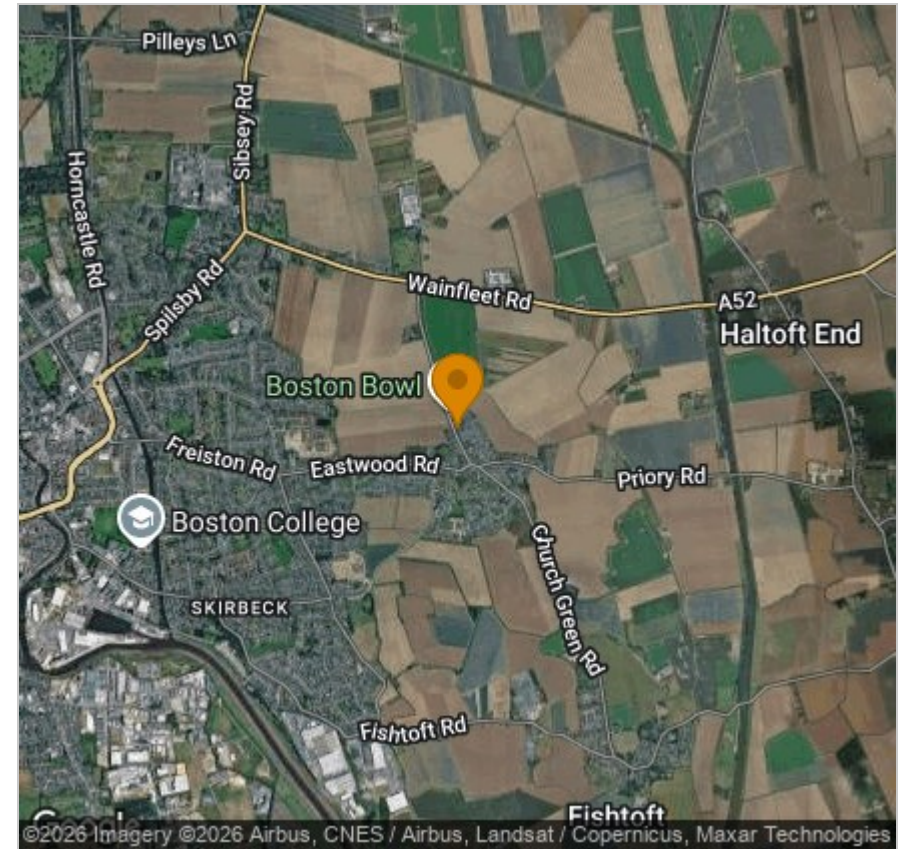
## Floor Plan



Total area: approx. 91.6 sq. metres (986.1 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 an indication of the layout only. All images, floor plans and dimensions are not intended to form part of any contract. Plan produced using PlanUp.

## Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(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>	EU Directive 2002/91/EC	



## 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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