

BRUCE MATHER
INDEPENDENT ESTATE AGENT



48 Linden Way
Boston, PE21 9DS

Asking Price £375,000



48 Linden Way

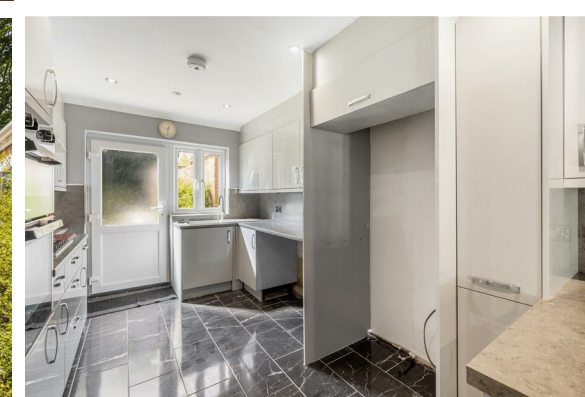
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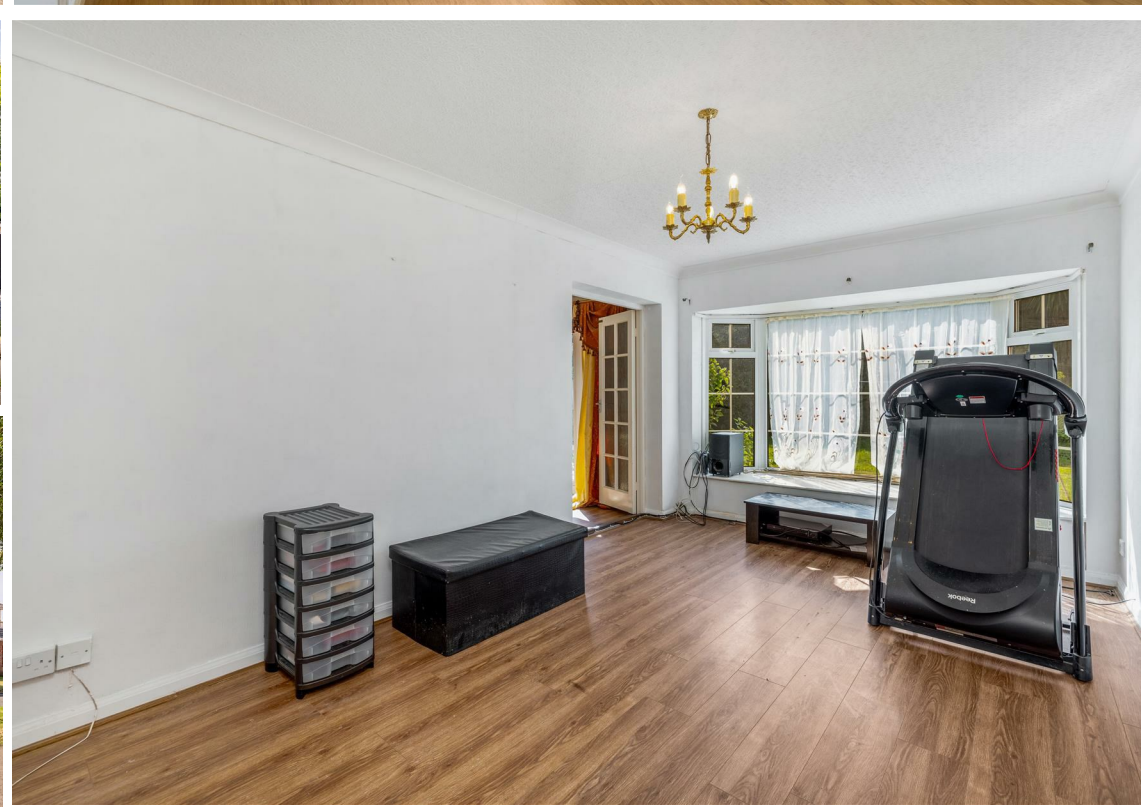
A delightful detached 4 bedroom family home situated in a desirable residential location close to Pilgrim Hospital the town centre, schools, and all local amenities of Boston.

The accommodation comprises of 4 bedrooms upstairs with 2 bathrooms one of which is an en-suite, downstairs off the entrance hall there is a reception room/lounge, dining room and kitchen/breakfast room all facing towards the garden, finally a downstairs shower room.

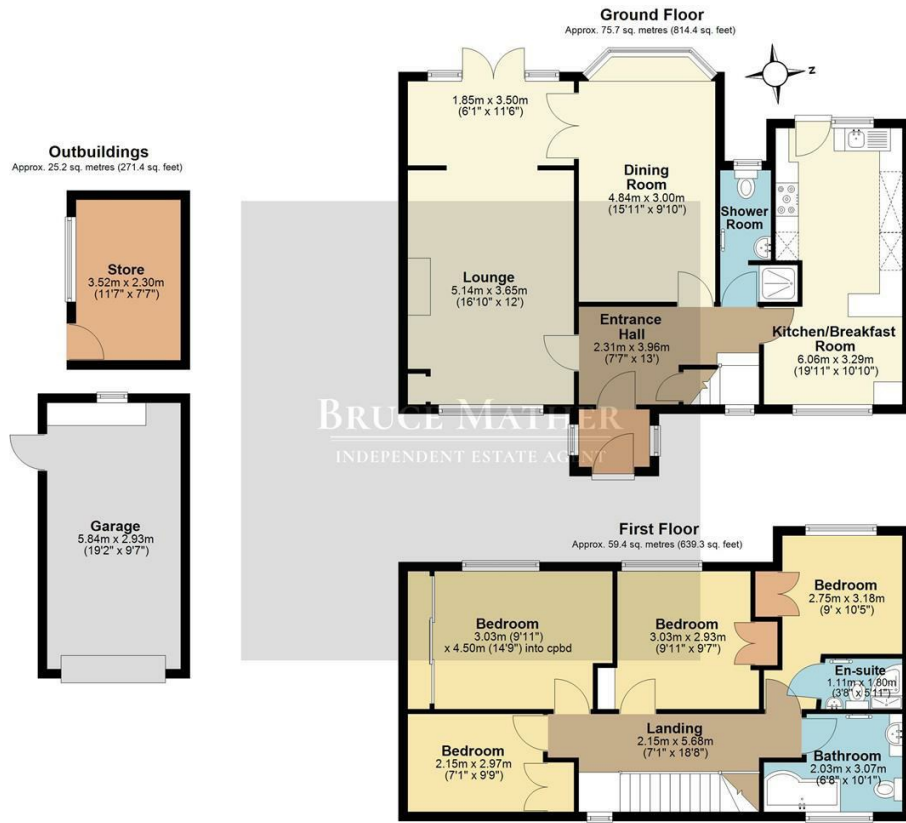
A good sized mainly lawned West facing enclosed garden with a store/workshop as well as a detached garage with parking to the front.

Viewing is highly recommended please call Bruce Mather Estate Agent on 01205365032 to arrange a viewing.



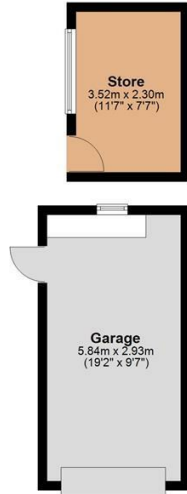


Floor Plan



Outbuildings

Approx. 25.2 sq. metres (271.4 sq. feet)

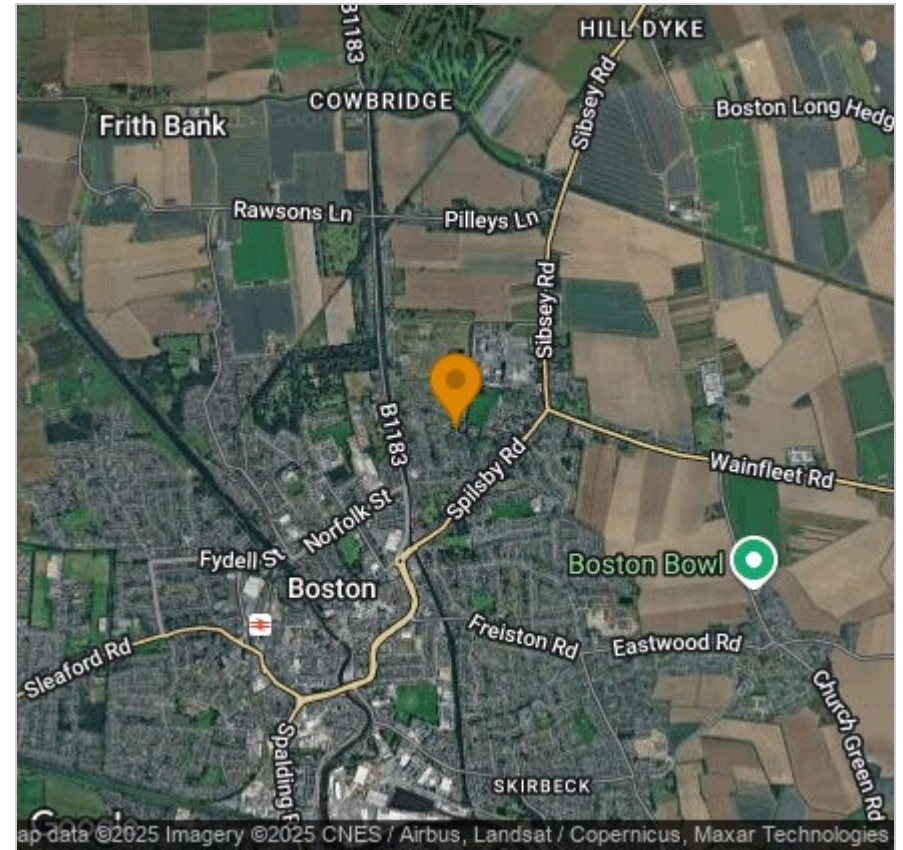


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Total area: approx. 160.3 sq. metres (1725.2 sq. feet)

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 any contract. Plan produced using PlanUp.

Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(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

**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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