BRUCE MATHER

INDEPENDENT ESTATE AGENT









56 Brand End Road, Boston, PE22 0JD

Offers Over £200,000

well-presented three-bedroom link-detached home, situated in the popular village of Butterwick, just 4 miles east of Boston and approximately 2.5 miles from the Lincolnshire coastline. Offered for sale with NO ONWARD CHAIN, this property provides an excellent opportunity for first-time buyers, families or investors.

The ground floor offers a welcoming lounge/dining room, a fitted kitchen, downstairs WC and a useful conservatory overlooking the rear garden, providing additional living space and a pleasant connection to the outdoors. To the first floor are three well-proportioned bedrooms and a family bathroom.

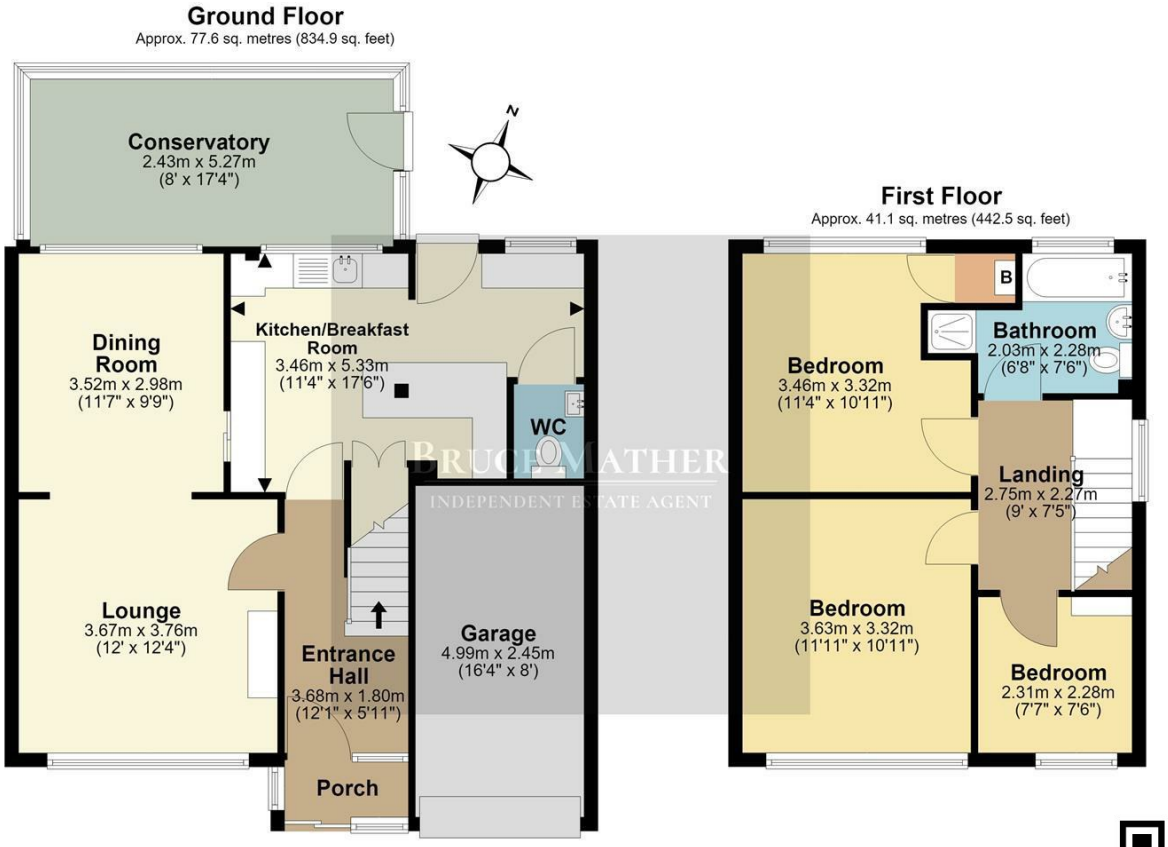
Outside, the property benefits from an integral garage to the front, together with additional off-road parking. To the rear is a private enclosed grassed garden, offering a manageable outdoor space ideal for relaxing, entertaining or enjoying with family.

The property is ideally positioned within the village of Butterwick, providing a peaceful village setting while remaining within easy reach of Boston and the beautiful Lincolnshire coastline. With its three bedrooms, conservatory, garage, parking and NO ONWARD CHAIN, this represents an appealing opportunity for those looking for a first home or a rental investment.

Priced to sell and offered with NO ONWARD CHAIN, early viewing is highly recommended.

Please contact Bruce Mather Estate Agents on 01205 365032 or sales@brucemather.co.uk for further information or to arrange a viewing.

Floor Plan



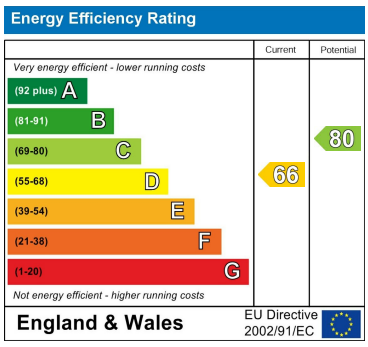
Total area: approx. 118.7 sq. metres (1277.4 sq. feet)

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 Graph





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