



£130,950 - Plot 8 The Jade - De Montfort Park

Off Mill Road, Boston, Lincolnshire, PE21 0HG

NEWTONFALLOWELL 

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Boston, Lincolnshire, PE21 0HG
£130,950

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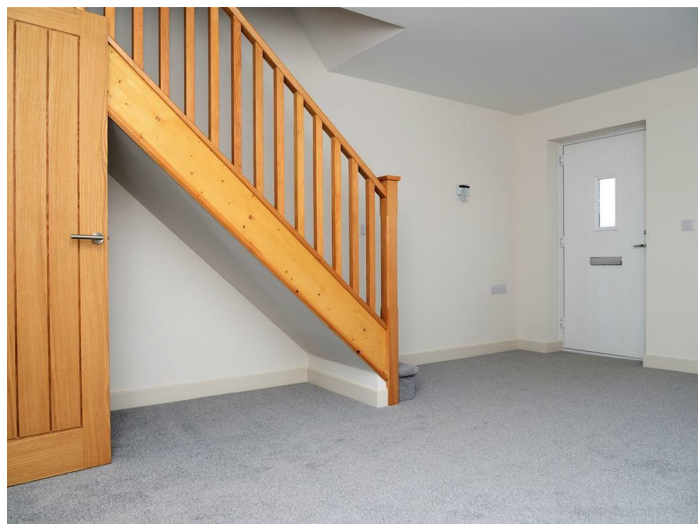
HELP TO BUY AVAILABLE

READY MARCH/APRIL 2020

The only end terrace Jade on the development. Ideal for first time buyers this brand new end-terrace house, built by Cyden Homes, has accommodation comprising: lounge, cloakroom, kitchen, two bedrooms and bathroom. Outside there is an enclosed rear garden and a parking space. Cyden Homes are renowned for the quality of their build, their contemporary specifications and their exceptional finish.

De Montfort Park is ideally situated close to the A16 in the centre of Boston offering easy access to the A52 and Lincolnshire whilst being a short drive into the town centre. Local schooling at primary level is well served locally including St Nicholas C of E Primary School which is within walking distance whilst secondary education is provided at the Haven High Academy and the Pilgrim Schools. Boston College is also within walking distance for higher education.

This development will qualify for the hugely successful government-assisted purchase scheme - Help To Buy - Where you can own 100% of your home for 80% of the price with only a 5% deposit, subject to qualification.



ACCOMMODATION

LOUNGE

15'11" x 12'7" (4.85m x 3.84m)

CLOAKROOM

KITCHEN/DINER

12'7" x 12'1" (max) (3.84m x 3.68m (max))

FIRST FLOOR LANDING

BEDROOM ONE

12'7" x 12'0" (max) (3.84m x 3.66m (max))

BEDROOM TWO

12'7" x 8'10" (3.84m x 2.69m)

BATHROOM

EXTERIOR

The property has a small front garden and an enclosed rear garden.

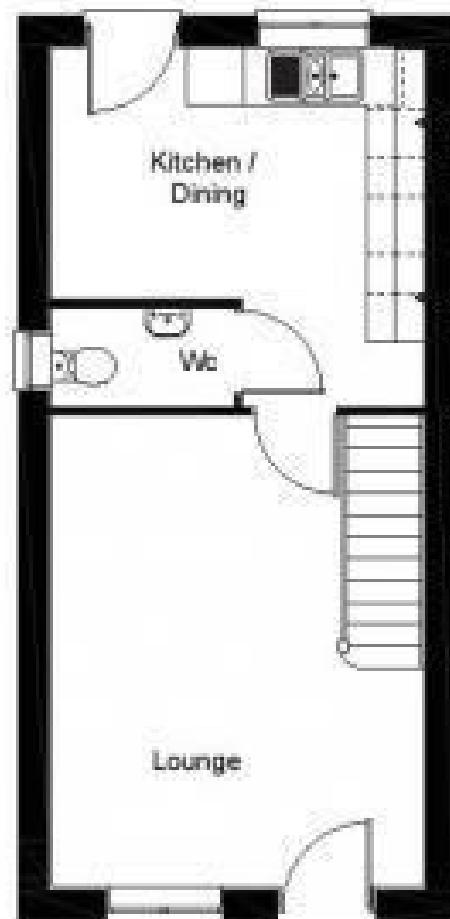
SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler served by radiators and the property is double glazed.

*Where Homes
Are Valued!*

Find out how much your home is
worth instantly online now by visiting

newtonfallowell.co.uk/valued



GROUND FLOOR



FIRST FLOOR



DIRECTIONS

From our offices in Wide Bargate proceed to the Bargate End roundabout and take the second exit on to Spilsby Road. Keep in the right hand lane and at the traffic lights turn right on to Freiston Road. Turn right on to Church Road then left on to Fishtoft Road. Turn right to stay on Fishtoft Road then turn right on to St Nicholas Road. Turn right to stay on St Nicholas Road then turn right on to Mill Road. De Montfort Park can be found on the left hand side.

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

AGENT'S NOTES

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of £300 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £200 if you use their services.

For more information please call in the office or telephone 01205 353100.