

**HELP
TO BUY**



£178,950

Plot 31 The Quartz, Lindis Park, Off Lindis Road, Boston, Lincolnshire, PE21 9RT

NEWTONFALLOWELL



Lindis Park, Off Lindis Road
Boston, Lincolnshire, PE21 9RT
£178,950 Freehold

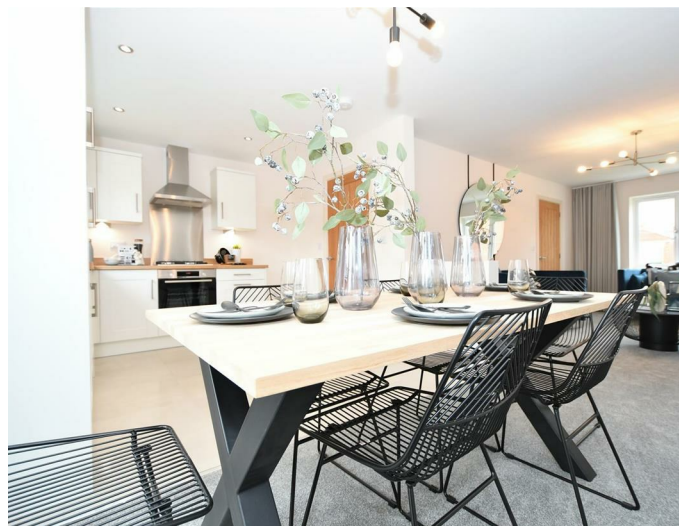
NEWTONFALLOWELL 

HELP TO BUY AVAILABLE * READY WINTER 2021*

A brand new semi-detached house, built by Cyden Homes, having accommodation comprising: entrance hall, cloakroom, lounge and kitchen/diner to ground floor. Master bedroom with en-suite, two further bedrooms and bathroom to first floor. Outside there are two parking spaces and an enclosed rear garden. 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

The accommodation in brief comprises:

ENTRANCE HALL

CLOAKROOM

LOUNGE

16'4" x 10'9" (4.98m x 3.28m)

KITCHEN/DINER

17'5" x 10'0" (5.31m x 3.05m)

FIRST FLOOR LANDING

MASTER BEDROOM

10'9" x 10'6" (min) (3.28m x 3.20m (min))

EN-SUITE

BEDROOM TWO

8'10" x 8'9" (2.69m x 2.67m)

BEDROOM THREE

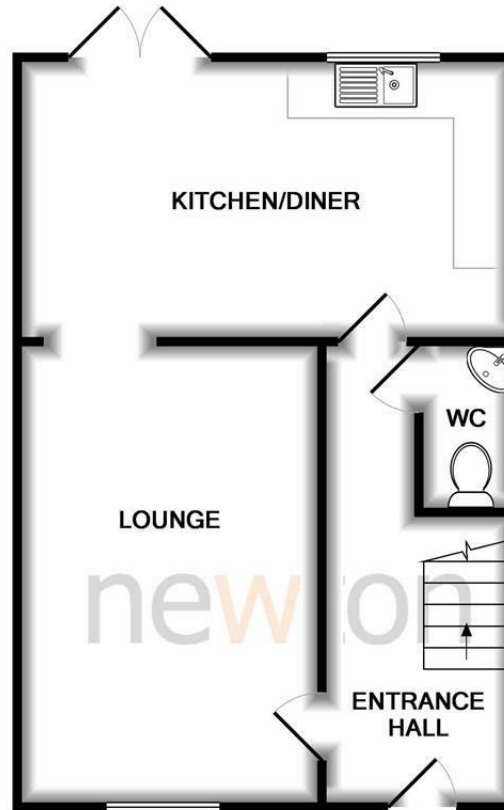
9'5" x 8'4" (2.87m x 2.54m)

BATHROOM

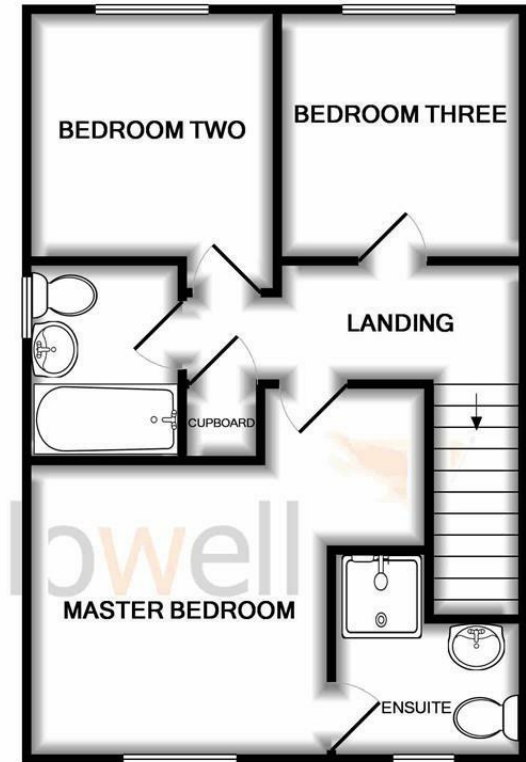
7'0" x 5'6" (2.13m x 1.68m)

EXTERIOR

The property has two parking spaces and an enclosed rear garden.



GROUND FLOOR
APPROX. FLOOR
AREA 461 SQ.FT.
(42.9 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 461 SQ.FT.
(42.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 923 SQ.FT. (85.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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LINDIS PARK, BOSTON



Whilst these particulars are prepared with due care for the convenience of the intending purchasers, the information contained therein is intended as a preliminary guide only. The right is expressly reserved by the company to amend or vary the same, and therefore nothing herein contained shall constitute or form part of any contract. October 2020.

CYDENHOMES.CO.UK

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.

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

AGENT'S NOTE

Please note that these are EXAMPLE PHOTOGRAPHS ONLY.

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.



Energy Efficiency Rating

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



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