



78a, Horncastle Road  
Boston, Lincolnshire, PE21 9HY

£293,500

## 3 Bedroom Chalet

- Freehold
- NEW BUILD PROPERTY
- High Specification, Flexible Layout
- Location Within a Sought After Area
- Off Road Parking and Generous Turfed Garden with Patio Area
- Air Source Heat Pump
- Underfloor Heating To The Ground Floor
- Build-zone 10 Year Warranty
- EPC Rating - C, Council Tax Band - TBC

[Click here to access the Energy Performance Certificate for 78a, Horncastle Road, Boston, Lincolnshire, PE21 9HY](#)



## Overview

Pygott and Crone are delighted to market this executive detached New Build Property ideally located within a prestigious location. Completed to a high specification with Underfloor Heating to the ground floor, an air source heat pump, a flexible layout and a generous freshly turfed garden, a viewing is highly advised.

Internally this spacious property measures over 1000Sqft and has accommodation briefly comprising, Entrance Hall, Heart of the Home Living Kitchen Diner, Utility Room and Bedroom which is served by an En-Suite Shower Room to the ground floor. To the first floor there are a further two double Bedrooms and the Family Bathroom.

Externally the property has a driveway providing off road parking to the front/side. To the rear a fully enclosed garden can be found with a spacious patio area and a freshly turfed lawn.

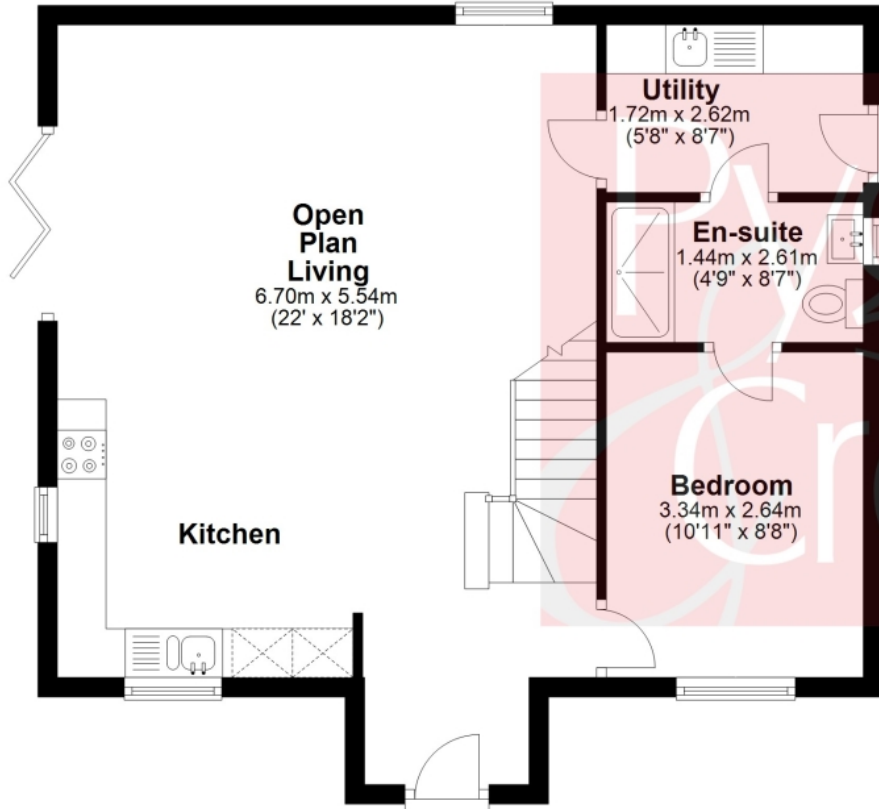
Other benefits include Under Floor Heating to the ground floor, a fully Integrated Kitchen, an Air Source Heat Pump and a 10 Year Build-Zone Warranty.





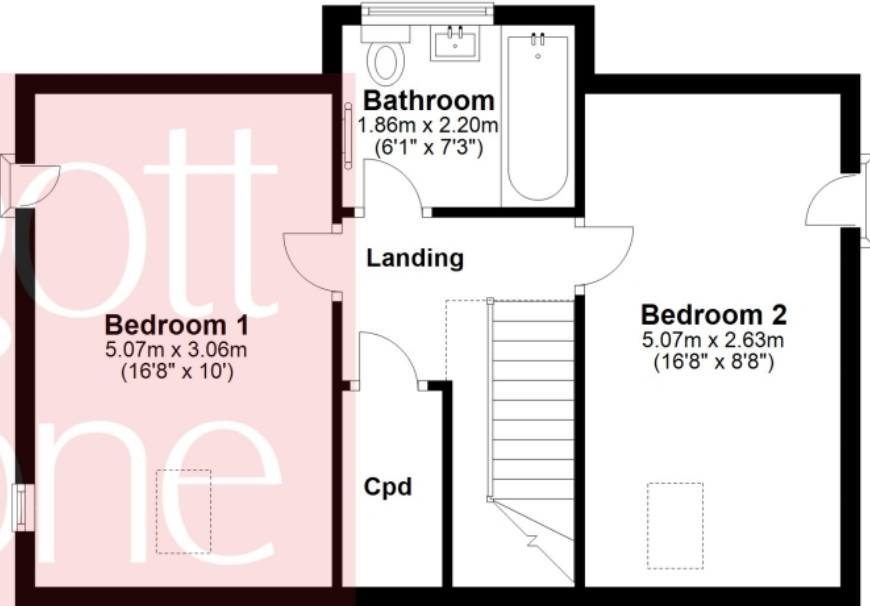
## Ground Floor

Approx. 58.0 sq. metres (624.1 sq. feet)



## First Floor

Approx. 42.6 sq. metres (458.2 sq. feet)



Total area: approx. 100.6 sq. metres (1082.3 sq. feet)

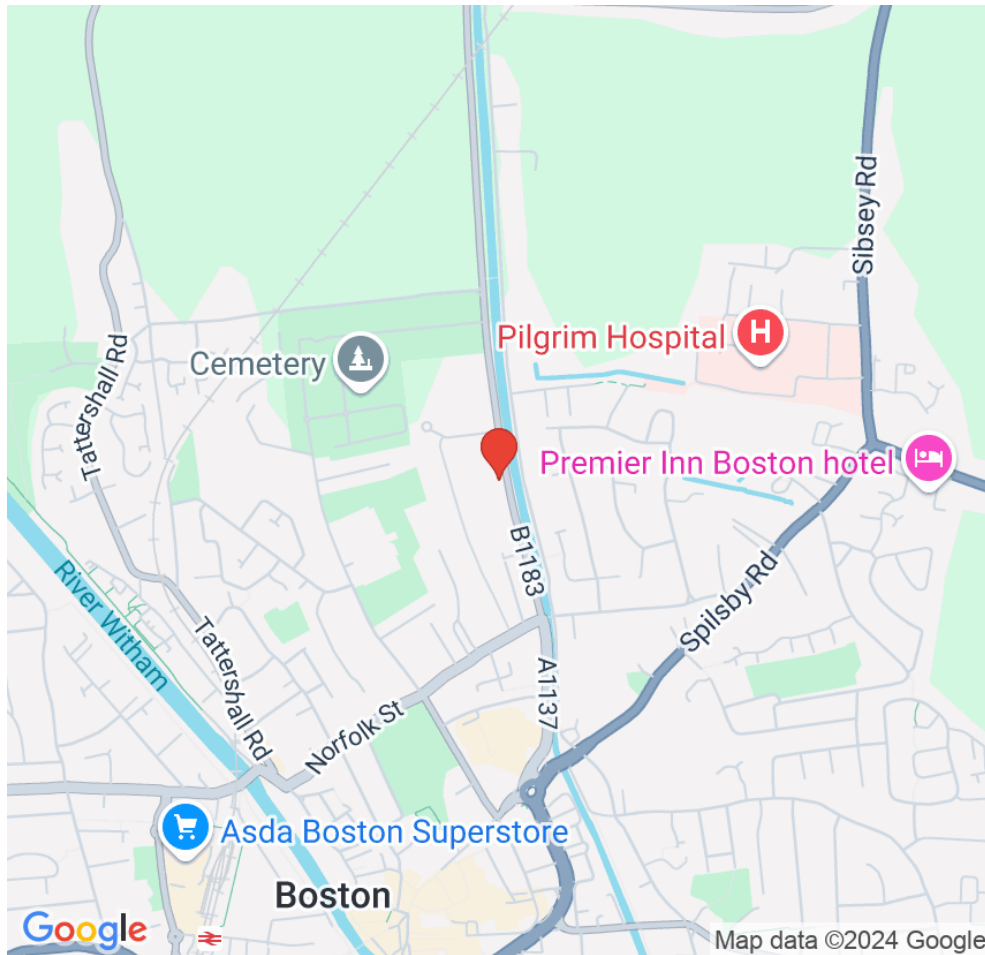
An advertisement for Pygott Crone. It features a woman with blonde hair smiling while looking at a laptop. The text and icons are overlaid on a dark background.

**Pygott Crone** | **Platinum Trusted Service Award**  
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## Location



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is on the market with our Boston branch

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