



Pygott  
& Crone

Cherry Tree House,  
Wigtoft, Boston, Lincolnshire, PE20 2NJ

£325,000

## 3 Bedroom Detached House

- Freehold
- Executive 3 Bedroom Detached House
- Gated Entrance, Double Garage and Ample Off Road Parking
- Lounge Diner, Large Conservatory and Utility Room
- Good-Sized Plot, Open Views To The Rear
- Three Double Bedrooms, En-Suite To Bedroom 1
- Downstairs Cloakroom
- Viewing Essential
- EPC Rating - D, Council Tax Band - D

[Click here to access the Energy Performance Certificate for Cherry Tree House, Wigtoft, Boston, Lincolnshire, PE20 2NJ](#)



## Overview

Pygott and Crone are delighted to market this individually designed large three bedroom detached property located within the village of Wigtoft. Well presented throughout and offering spacious living, high specification interior and a stunning conservatory to the rear, the property also has the added benefit of easy access to both the A16 and A17.

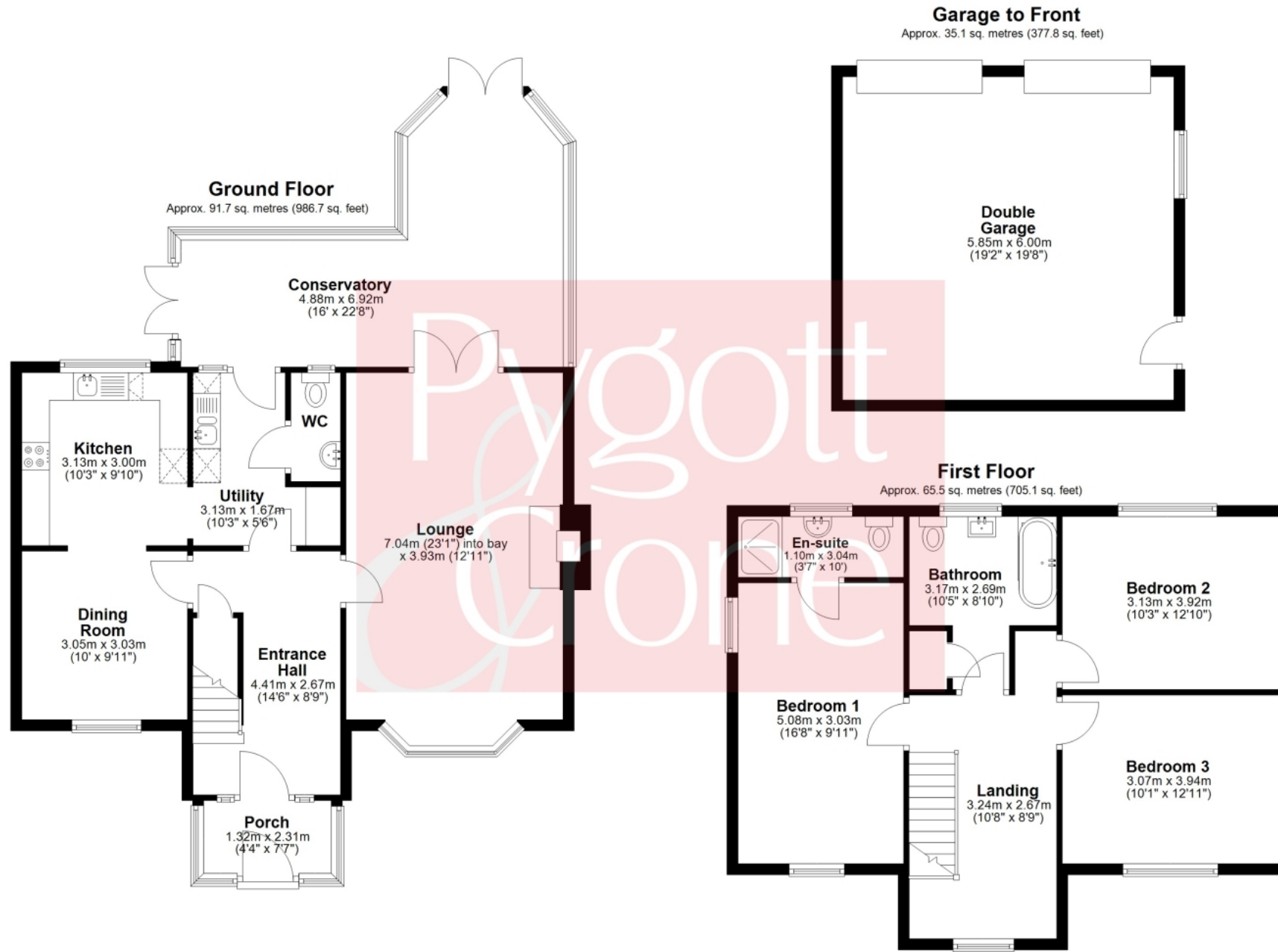
Externally the property is accessed via a gated entrance providing access to the large driveway. There is ample off road parking for multiple vehicles and a detached double garage with electric roller doors. To the rear of the property a landscaped garden can be found with a generous lawn and patio area.

Internally the accommodation briefly comprises, Entrance Porch With floor to ceiling glass panels, inner hall, spacious lounge, dining room, fitted kitchen, utility, cloakroom and large conservatory to the ground floor.

To the first floor there are three double bedrooms and the family bathroom with freestanding bath. Bedroom 1 also has the added benefit of an en-suite shower room.





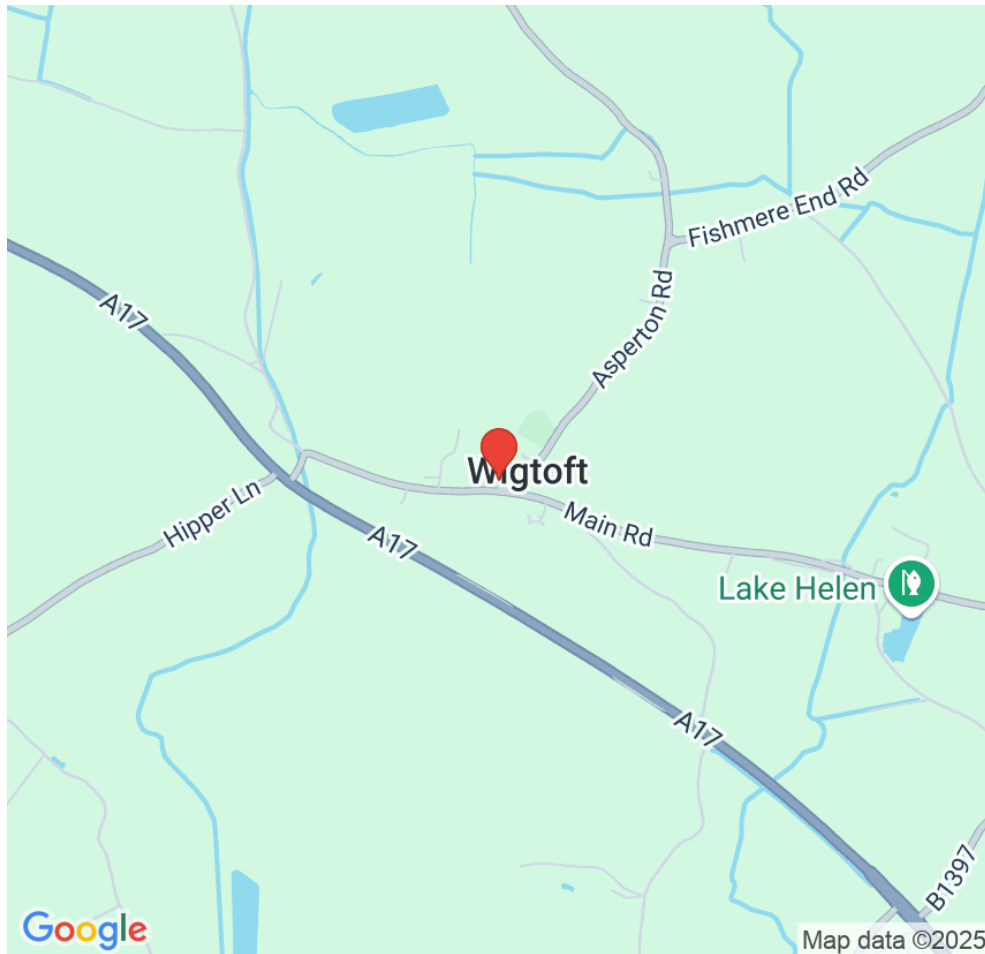


Total area: approx. 192.3 sq. metres (2069.6 sq. feet)

Floor plan created by Matte Black Media.  
Plan produced using PlanUp.



## Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



**Stonebow**  
Financial Services Ltd

### Do you need Financial Help or Advice?

We are offering free advice through Mortgage Advice Bureau. If you would like to discuss your finances or mortgage, we'll arrange for a qualified adviser to call you back at a convenient time.



**Josh Campbell-Foreman**  
Mortgage & Protection Adviser

0330 912 0007

Your home may be repossessed if you do not keep up repayments on your mortgage.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.











**Pygott & Crone**

Platinum Trusted Service Award  
★★★★★  
2021 feefo

## Book your free, property valuation.

- 24/7 Customer Service
- £0 Upfront Fees to Pay
- On average, 98% of asking price achieved

# Pygott Plus<sup>+</sup>

**YOUR PERSONAL PROPERTY JOURNEY**

- + Register your buyer's criteria
- + Access online viewings
- + Access property documents
- + Available 24/7 wherever you are
- + Easy to activate, easy to use



Houses. Homes. Harmony.



Cherry Tree House, Wigtoft  
is on the market with our Boston branch

---

24 Wide Bargate, Boston PE21 6RX

01205 359111