



York House, Clamp Gate Road
Fishtoft, Boston, Lincolnshire, PE21 0RY

£385,000

4 Bedroom Detached House

- Freehold
- Detached Family Home With Four Double Bedrooms
- Double Garage and Large Plot
- Fishtoft Village Location
- Ample Off Road Parking
- Lounge Diner, Sun Room and Spacious Kitchen With Breakfast Area
- Viewing Advised
- EV Car Charger
- Well Presented Throughout with Stylish Interior
- EPC Rating - D, Council Tax Band - E

[Click here to access the Energy Performance Certificate for York House, Clamp Gate Road, Fishtoft, Boston, Lincolnshire, PE21 0RY](#)



Overview

Situated within the sought-after village of Fishtoft, this beautifully presented and deceptively spacious family home offers an excellent combination of versatile living space, generous outdoor areas and modern convenience.

The ground floor accommodation is well laid out, centred around a welcoming entrance hall, with a generous lounge to the front providing a bright and comfortable living space. There is a separate dining room, while to the rear a garden room sits off the lounge overlooking the garden. The kitchen is positioned alongside the dining room and is supported by a useful utility room and ground floor WC. The integral double garage offers excellent storage or further potential depending on requirements.



Upstairs, the property continues to impress with four well-proportioned bedrooms arranged around a central landing, all served by a modern family bathroom. The spacious layout ensures flexibility for families, home working or guest accommodation.

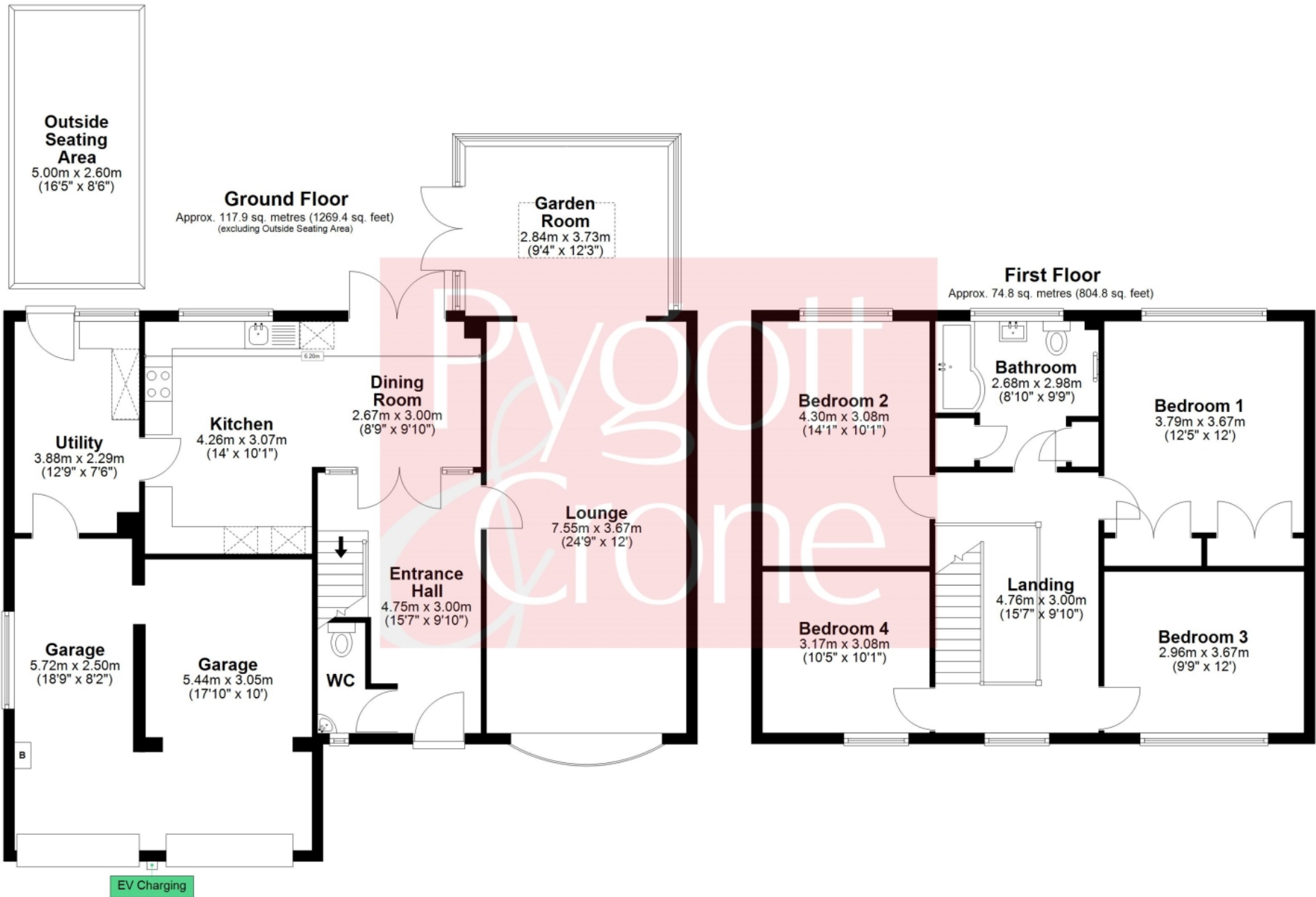
Externally, the property occupies a generous plot with a spacious driveway providing ample off-road parking, alongside the double garage. The addition of an EV charger adds a modern and highly desirable feature for today's buyers. The rear garden is spacious, with further gardens offering plenty of space for outdoor enjoyment while remaining manageable.

Further benefits include gas central heating and the overall feeling of a home that has been well cared for and maintained throughout.

A fantastic opportunity to acquire a spacious home in a popular village location — early viewing is highly recommended.







Total area: approx. 192.7 sq. metres (2074.2 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.





York House, Clamp Gate Road, Fishtoft, Boston, Lincolnshire, PE21 0RY



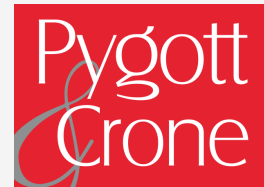
An advertisement for Pygott Crone. It features a woman with blonde hair smiling while looking at a laptop. The text and icons are overlaid on a dark grey background.

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

Houses. Homes. Harmony.



York House, Clamp Gate Road, Fishtoft
is on the market with our Boston branch

24 Wide Bargate, Boston PE21 6RX

01205 359111