

Pygott & Crone

36 Amos Way

Sibsey, Boston, Lincolnshire, PE22 0SU

£259,500

4 Bedroom Detached House

- Freehold
- Four Bedroom Detached House
- Driveway and Garage
- Ample Off Road Parking
- Well Presented Throughout
- Stylish Kitchen and Modern Bathroom and En-Suite
- Sibsey Village Location
- Viewing Advised
- EPC Rating C, Council Tax Band - D

Click here to access the Energy Performance Certificate for 36 Amos Way, Sibsey, Boston, Lincolnshire, PE22 0SU





Overview

Situated in the ever-popular village of Sibsey, this spacious four-bedroom detached family home offers well-presented accommodation throughout, combining generous living space with modern finishes and a practical layout ideal for family life.

The ground floor comprises a welcoming entrance hall, a spacious lounge, separate dining room, stylish fitted kitchen, useful utility room, cloakroom/WC and a conservatory overlooking the rear garden. Upstairs are four well-proportioned bedrooms, including a principal bedroom with a modern en-suite, together with a contemporary family bathroom.





Outside, the property benefits from a driveway providing off-road parking leading to a single garage. To the rear is an enclosed garden, predominantly laid to lawn with a patio seating area, creating an ideal space for outdoor dining and entertaining.

Sibsey is a highly regarded village offering an excellent range of everyday amenities including a well-respected primary school, village shop, public house and a variety of local services. The village also provides convenient access to the market town of Boston and the historic town of Spilsby, making it an ideal location for commuters and families alike.

Agents Note: The property benefits from uPVC double glazed windows and doors throughout, together with gas fired central heating.












NAUTICAL HERITAGE
19
37
PACIFIC
OCEAN








DARLING

Location



Show on Google: schools, doctors, supermarkets, restaurants, railway stations

Mortgage Advice Bureau

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.

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.






the band from
hell









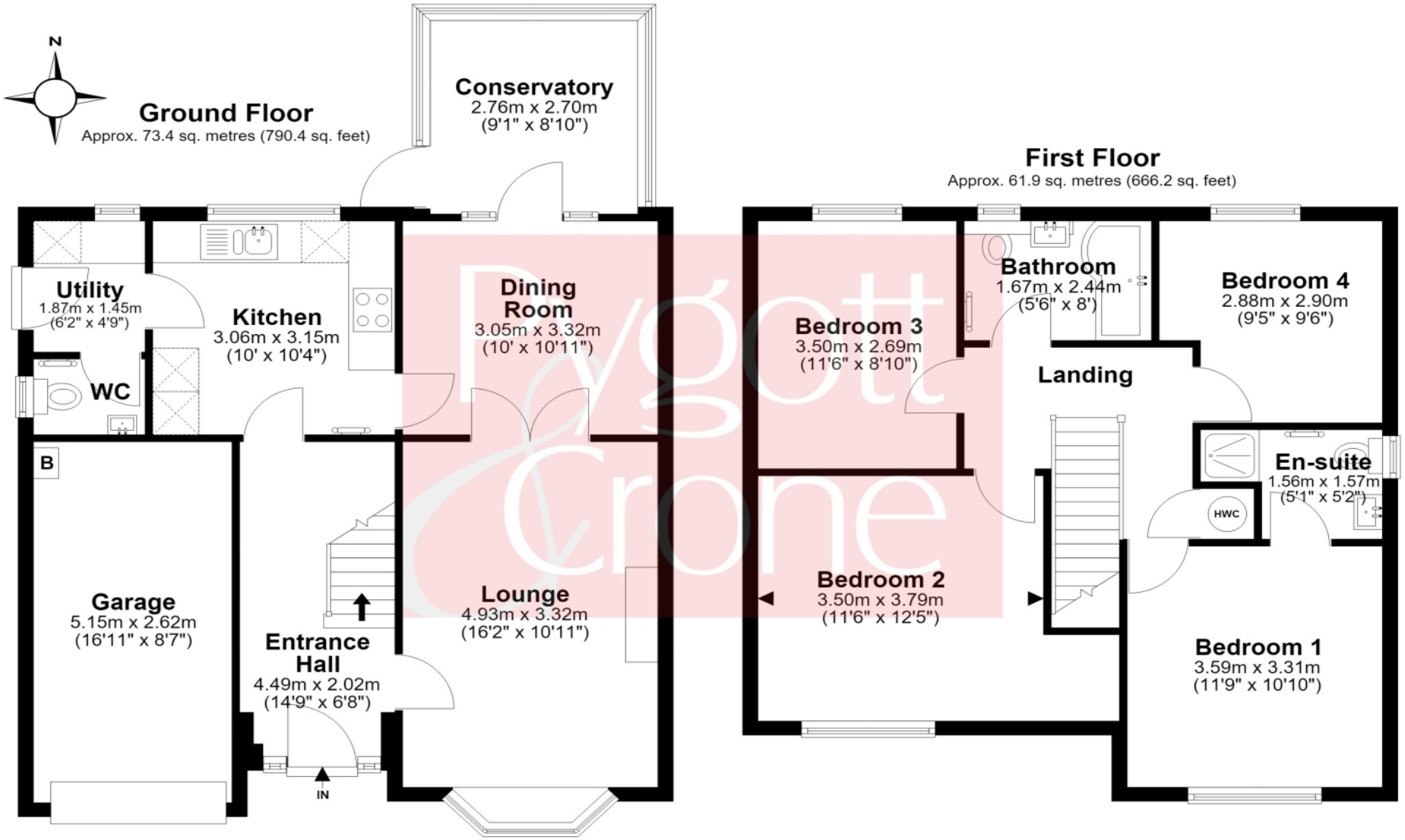












Total area: approx. 135.3 sq. metres (1456.6 sq. feet)

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

Houses. Homes. Harmony.

Pygott & Crone

36 Amos Way, Sibsey
is on the market with our Boston branch

---

24 Wide Bargate, Boston PE21 6RX

01205 359111