



## PLOT 1 HOMERS LANE BOSTON, PE22 0PB

**£249,950**

Brand new three-bedroom semi-detached home in Freiston, near Boston – completion February 2026. Built by respected local developer Westwood Properties and marketed by Sedge Estate Agents, this high-quality home offers a spacious lounge, study, kitchen/diner, three bedrooms (master with en-suite), family bathroom, ample parking, and a large enclosed rear garden with open field views. Benefits include mains drainage, gas central heating, and for early buyers, a choice of interior finishes.



# PLOT 1 HOMERS LANE

- Brand new three-bedroom semi-detached home – completion due February 2026
- Built by Westwood Properties, trusted local developers
- Spacious lounge plus separate study/home office
- Open-plan kitchen/diner with French doors to garden
- Three bedrooms – master with en-suite shower room
- Modern family bathroom and ground floor WC
- Gas central heating and mains drainage
- Ample off-road parking to the front
- Large enclosed rear garden with open field views
- Energy efficient houses with solar panels.



## Summary

Brand New Three Bedroom Semi-Detached Home in Freiston – Completion February 2026

Sedge Estate Agents are delighted to present this high-quality new build semi-detached family home, currently under construction by Westwood Properties, a trusted local builder and developer with a reputation for building homes for local people, by local people. Situated in the popular village of Freiston, near Boston, this home combines modern living with countryside charm, boasting open field views to the rear.

The property is designed with families in mind, offering spacious and versatile accommodation set across two floors, with mains drainage, gas central heating, and the chance for early buyers to choose from a selection of internal finishes, making the house truly feel like home.

### Ground Floor

Entrance Hall – welcoming hallway with storage cupboard, stairs rising to the first floor.

Cloakroom / WC – with window to the front.

Lounge (4.40m x 3.40m) – a bright and spacious living area with front aspect window.

Study (2.00m x 3.40m) – ideal as a home office, playroom, or snug, with side aspect window.

Kitchen / Diner (5.00m x 4.26m) – the heart of the home, with side aspect window, French doors leading onto the rear garden, and a further side door. Perfect for family dining and entertaining.

### First Floor

Bedroom One (3.36m x 4.26m) – a generously sized double bedroom with rear aspect window and access to:

En-suite Shower Room (1.55m x 2.00m).

Bedroom Two (4.40m x 2.74m) – double bedroom with front aspect window.

Bedroom Three (3.00m x 2.90m) – good sized third bedroom, also with front aspect window.

Family Bathroom (2.00m x 3.34m) – fitted with modern suite.

Landing (4.70m x 2.16m) – with storage cupboard.

### Outside

To the front, the property benefits from ample off-road parking, while to the rear, there is a large enclosed garden with open field views, offering the perfect space for family living, entertaining, and enjoying the outdoors.

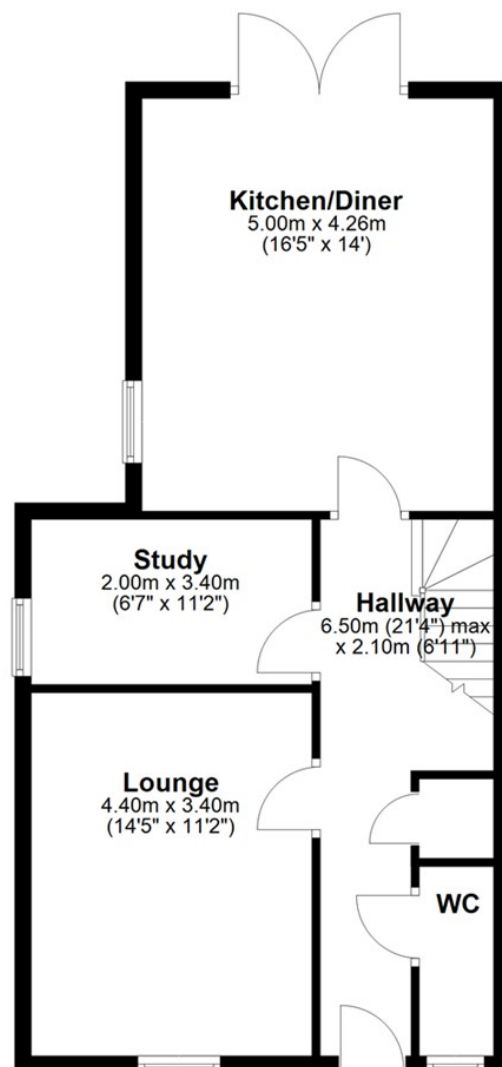
Completion is anticipated for February 2026, with early reservations encouraged. Buyers securing early can benefit from the option to personalise the interior from a choice of high-quality finishes.

For more information or to arrange a viewing, contact Sedge Estate Agents today.



# Ground Floor

Approx. 58.1 sq. metres (625.7 sq. feet)



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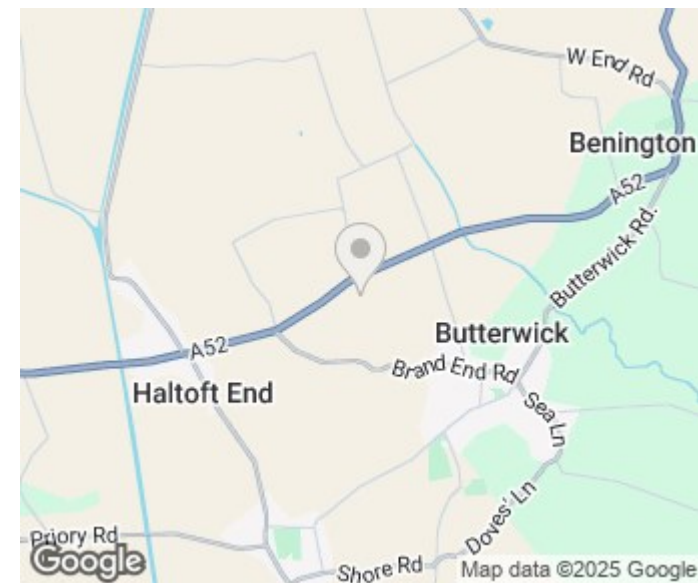
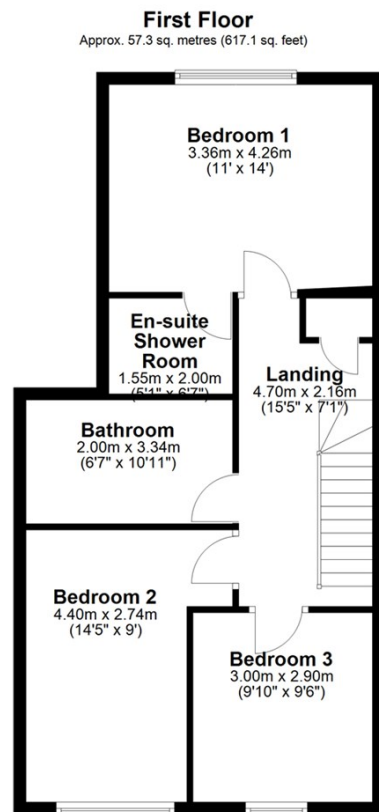
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- Landscaped gardens
- 10-year warranty

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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