



**COOKS FARM**  
**BOSTON, PE22 7PN**

**£825,000**  
**FREEHOLD**

**BELL**



Cooks  
Farm  
House  
Moorby  
Boston  
PE22 7PN

FLOOR PLAN

TOTAL AREA: APPROX. 242.8 SQ. METRES (2613.0 SQ. FEET)



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	

**EPC Rating:**      **Council Tax Band:** E

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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