



Offers In The Region Of £200,000

Grooms Cottage, Midville, Stickney, Boston, Lincolnshire, PE22 8HQ

NEWTONFALLOWELL 

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Freehold

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*No Chain! *0.32 acre plot (STS)! *Rural location!

A rare opportunity to purchase a two bedroom semi detached cottage style house located at the foot of the Lincolnshire Wolds, an area of outstanding natural beauty. 'Grooms Cottage' is approached via a concrete driveway providing vehicular access to the garden if needed and allowing off road parking for a number of cars. The garden is mostly to the side and rear of the property and is mainly laid to lawn with a patio area. Also to be found in the garden are a number of mature trees and shrubs along with two sheds and a large, more substantial timber outbuilding.

Internally the property is accessed via a rear door leading into the breakfast kitchen which has a range of fitted units along with a built-in oven and hob. There is a cosy lounge with woodburning stove and from here you can access the stairs that lead up to two double bedrooms. The family bathroom is located on the ground floor.

The property lies in a rural location between the villages of Midville and Stickney. While there are neighbours, in the agents opinion this location is still considered to be both rural and peaceful. The market town of Boston is roughly a 20 minute drive away to the south and the smaller market town of Spilsby lies about 15 minutes to the north where a range of local amenities can be found.

Call now to arrange your viewing on 01790 755222!



WELCOME TO GROOMS COTTAGE

The accommodation in brief comprises:

LOUNGE

14'2" x 11'1" (4.34m x 3.40m)

DINING KITCHEN

17'5" x 7'9" (5.31m x 2.38m)

BATHROOM

10'9" x 4'10" (3.30m x 1.49m)

LANDING

BEDROOM ONE

14'4" x 10'11" (4.37m x 3.35m)

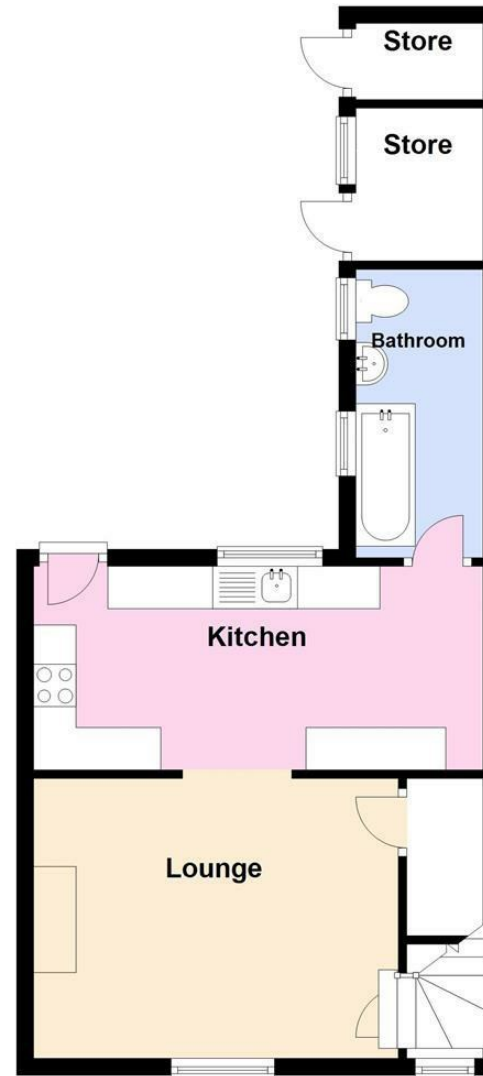
BEDROOM TWO

17'6" x 7'10" (5.35m x 2.40m)



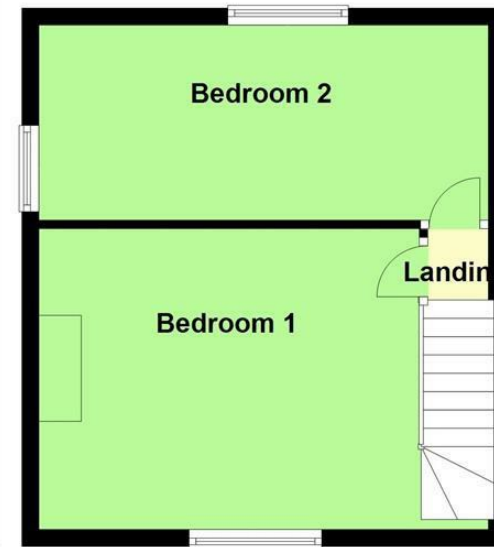
Ground Floor

Approx. 40.3 sq. metres (434.2 sq. feet)



First Floor

Approx. 31.5 sq. metres (339.2 sq. feet)





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