

# BRUCE MATHER

INDEPENDENT ESTATE AGENT



## **The White Cottage. Ivery Lane, Boston, PE22 9BA**

**Price Guide £249,999**

A quaint little cottage in a rural location boasting a wrap-around garden, countryside views and outbuildings, conveniently positioned between Skegness and Boston. Upstairs, there are three neat bedrooms, each overlooking peaceful rural sights. Downstairs, you will find a cosy sun room which can be doubled as a study, a good sized reception room with a multi-fuel log burner, a spacious kitchen/diner, a bathroom with a large corner bath and separate shower, utility room, storage and a large conservatory overlooking the garden. Outside there is parking for several cars, a garage, various garden sheds and two outbuildings, plus and a mainly lawned garden. This rural retreat has excellent transport links and is nearly halfway between Boston and Skegness, for shopping, schools and other amenities. Please call Bruce Mather Estate Agents on 01205 365032 to arrange your viewing today.

# Floor Plan



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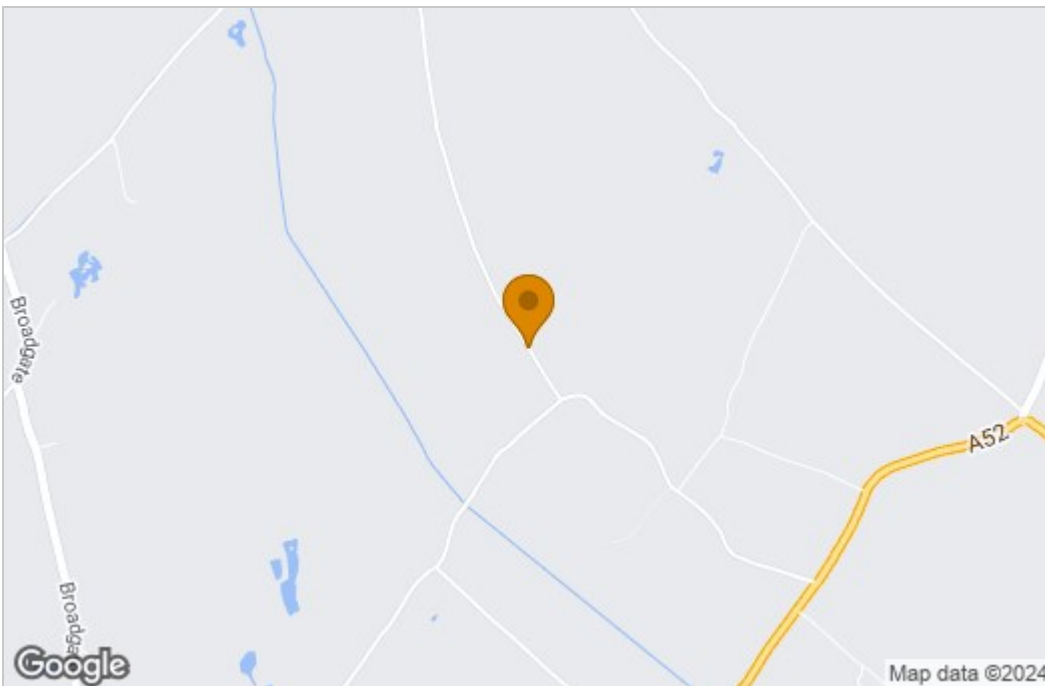
Total area: approx. 145.3 sq. metres (1564.0 sq. feet)

All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract.  
Plan produced using PlanUp.

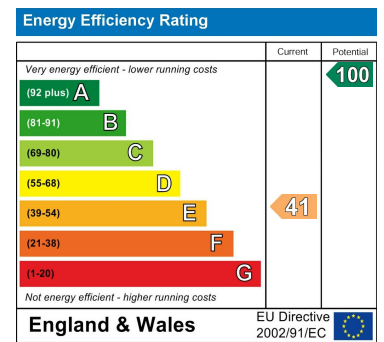
Website Link



# Area Map



# Energy Efficiency Graph



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