

**BRUCE MATHER**  
INDEPENDENT ESTATE AGENT



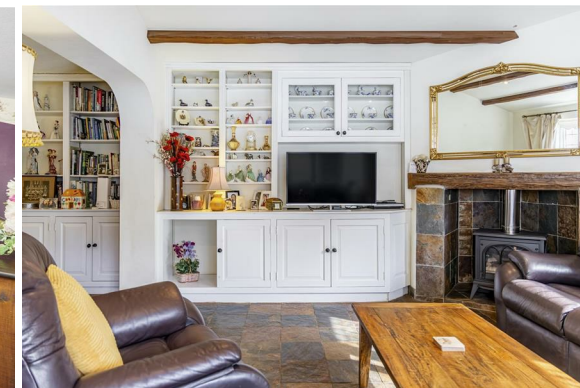
Mill Cottage 2 Mill Lane  
Butterwick, Boston, PE22 0JE  
**Asking Price £325,000**



## Mill Cottage 2 Mill Lane

Butterwick, Boston, PE22 0JE

An attractive three bedroom detached villa full of charm and character, with a large garden (0.34 acre STS), located in Butterwick village. Upstairs is home to the master bedroom with built-in wardrobe and storage space as well as an ensuite bathroom. On the ground floor, the accommodation comprises of; a kitchen, dining room, two further bedrooms, shower room, study, utility room and a double reception room with a grand feature fireplace and patio doors to the garden. Out front there is a single and double detached garage with gravel parking area, to the rear is the lovely wild garden which truly sets this property apart, measuring approximately a third of an acre. Located in the quiet village of Butterwick, which has a shop and primary school, and with Boston just 5 miles west to cater for all other amenities, shops and transport links. Please call Bruce Mather Estate Agents on 01205 365032 to arrange your viewing.





## Floor Plan



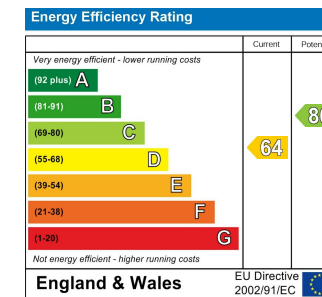
Total area: approx. 222.9 sq. metres (2398.9 sq. feet)

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.

## Area Map



## Energy Efficiency Graph



## Website Link



## Viewing

Please contact our Boston Residential Office on 01205365032 if you wish to arrange a viewing appointment for this property or require further information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

6 Pump Square, Boston, Lincs, PE21 6QW

Tel: 01205 360 387 Email: sales@brucemather.co.uk brucemather.co.uk