

**BRUCE MATHER**  
INDEPENDENT ESTATE AGENT



Gorse Cottage Lamb Lane  
Benington, Boston, PE22 0DJ  
**Asking Price £597,000**





## Gorse Cottage Lamb Lane

Benington, Boston, PE22 0DJ

A gorgeous detached rural residence situated on a 0.5 acre plot (STS) including a 2 Bedroom Annexe with its own landscaped private garden, various outbuildings and earnings potential. This is a real opportunity to acquire a beautiful home than could also be a business, with no immediate neighbours and rural views, a courtyard with stores and rooms, this really is an exciting opportunity. The main house has 3 bedrooms upstairs with storage and two bathrooms one of which is ensuite. Upon entering there is a lovely entrance hall with a reception off it which boast a handsome fireplace and log burner as well as patio doors, a cloakroom, utility room, cosey snug with fireplace, a formal dining room and modern kitchen complete the main house. The annex which can be reached via the main house has two bedrooms a bathroom and open plan kitchen reception which opens to its own landscaped private patio garden (on Tripadvisor). Throughout the house there are lovely period features and wooden beams. The courtyard has a double garage and various store rooms off it which leans nicely to a business opportunity. It all sits on a good sized plot with plenty of garden space and parking. Located approximately 7 miles East of Boston for schools shops and restaurants and only a mile to the coastline. Please call Bruce Mather on 01205365032 to arrange a viewing a this unique property.









## Floor Plan



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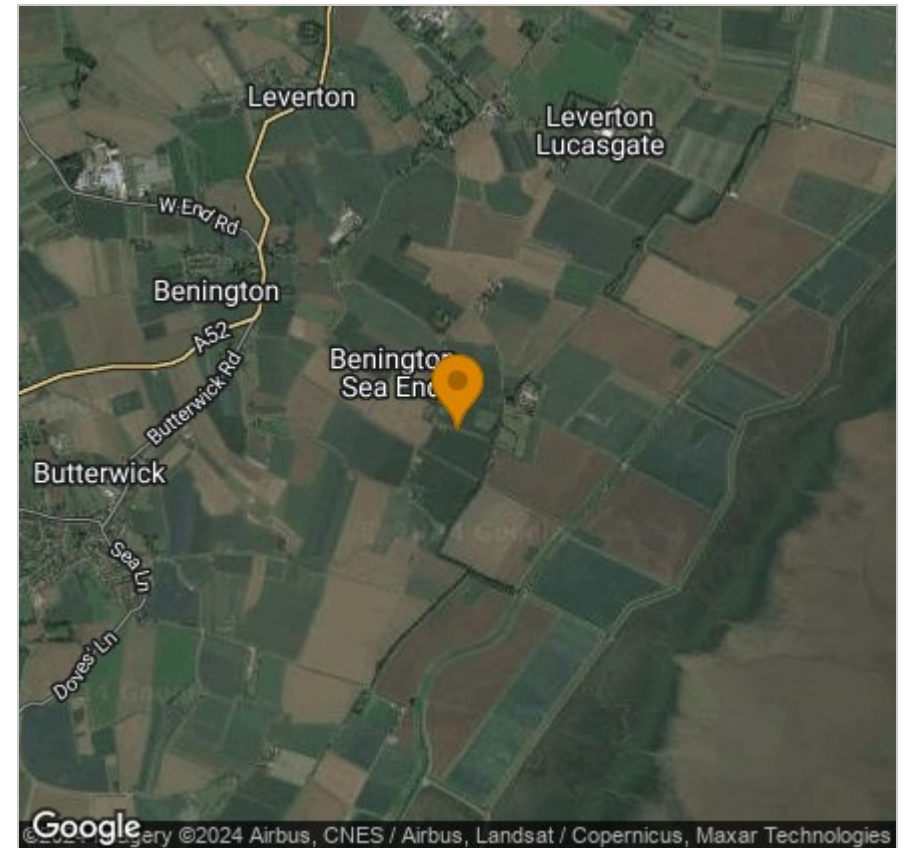
Ground Floor  
Approx. 224.9 sq. metres (2420.4 sq. feet)

First Floor  
Approx. 66.7 sq. metres (718.1 sq. feet)

Total area: approx. 291.6 sq. metres (3138.5 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 PlanItUp.

## Area Map



Google Earth ©2024 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies

## Viewing

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	2002/91/EC
		74	40



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.

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