

Gorse Cottage Lamb Lane Benington, Boston, PE22 0DJ Offers In The Region Of £550,000











## **Gorse Cottage Lamb Lane**

Benington, Boston, PE22 0DJ

A gorgeous detached rural 5 bedroom residence situated on a 0.5 acre plot (STS) including a 2 Bedroom Annexe with its own landscaped private garden, courtyard, various outbuildings and earnings potential. This is a real opportunity to acquire a beautiful home that 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 boasts a handsome fireplace and log burner as well as patio doors, a cloakroom, a utility room, a cosy snug with a fireplace, a formal dining room and a modern kitchen complete the main house. The annexe which can be reached via the main house has two bedrooms a bathroom and an 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 leads 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 of this unique property.

























## Floor Plan

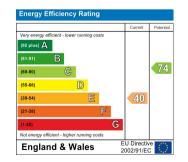


## Viewing

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

## Area Map







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 firms 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 365032 Email: sales@brucemather.co.uk www.brucemather.co.uk