

**BRUCE MATHER**  
INDEPENDENT ESTATE AGENT



Mill Lodge Mill Lane

Wrangle, PE22 9HG

**Asking Price £475,000**



## Mill Lodge, Mill Lane.

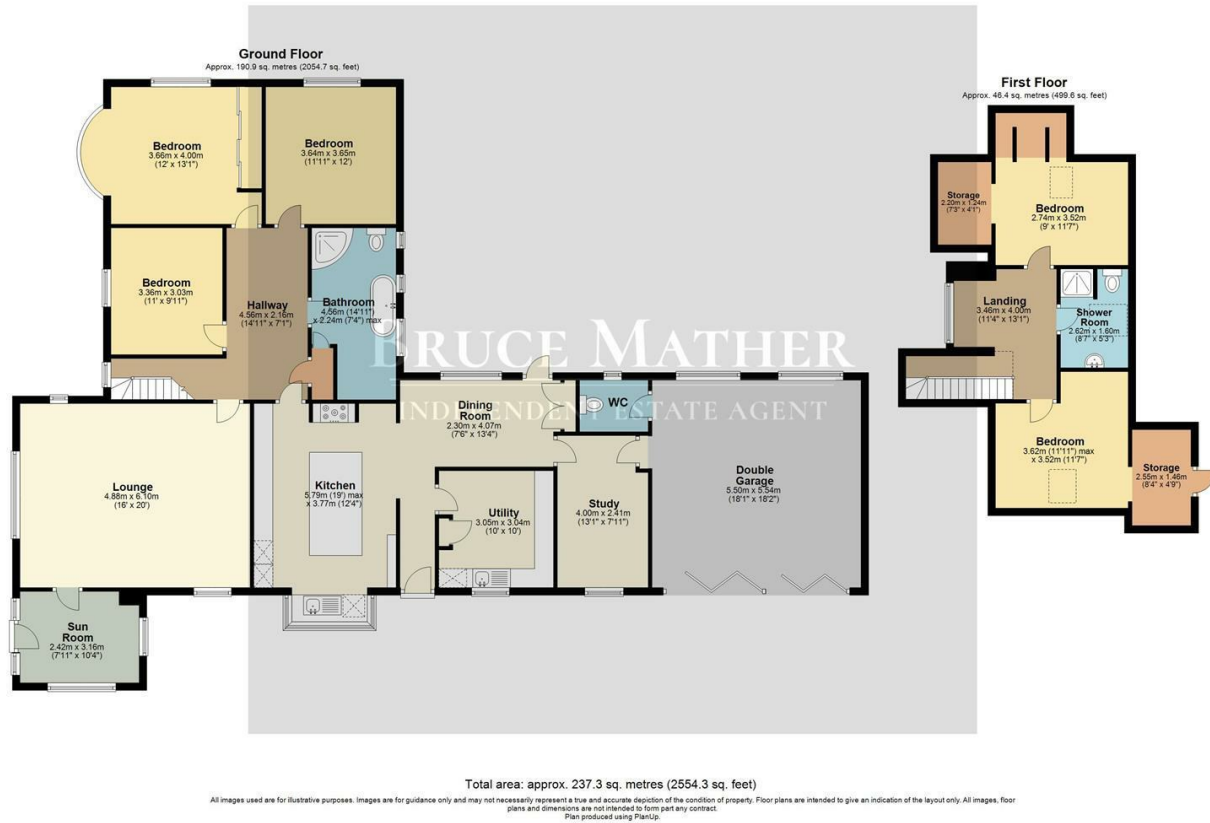
Wrangle, PE22 9HG

A beautiful peaceful 5 bedroom, spacious, country villa with a large wrap-around garden for people to enjoy nature and their own space, located between Wrangle and the coast. This house is chain-free, in great condition, and offers space to work from home or/and a potential annexe upstairs. The accommodation comprises of two bedrooms, landing and bathroom upstairs. Upon entering the villa there is a large utility room and study to the right, a lovely kitchen with a dining area off it, a cloakroom, a large lounge, with a sunroom (second office) off it, three bedrooms and a family bathroom with the master bedrooms windows really taking advantage of the garden views. Out front is plenty of gravel parking and a double garage. Lawned mainly to the sides and rear along with a deck area with a pergola, the garden has a peaceful private feel to it. This rural retreat 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.

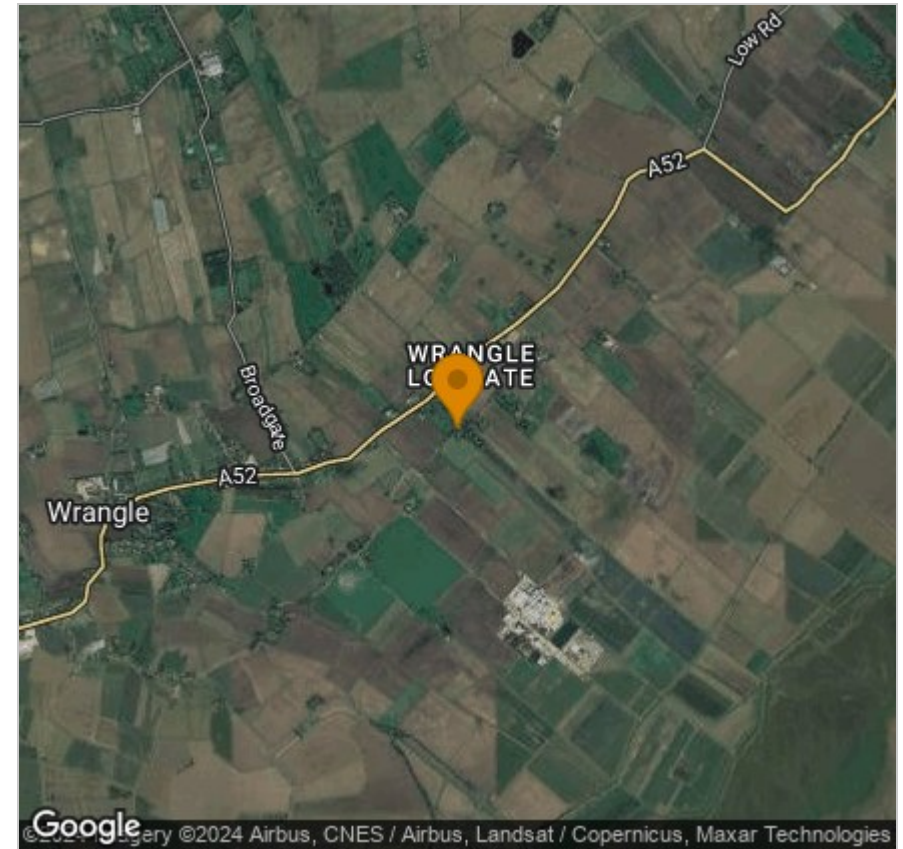




## Floor Plan



## Area Map



## Viewing

Please contact our Boston Residential Office on 01205 365032 if you wish to arrange a viewing appointment for this property or require further information.

6 Pump Square, Boston, Lincs, PE21 6QW  
Tel: 01205 365032 Email: sales@brucemather.co.uk www.brucemather.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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