



Ash Lea Chapel Lane  
, Friskney, PE22 8RX

**Asking Price £380,000**



## Ash Lea Chapel Lane

Friskney, PE22 8RX

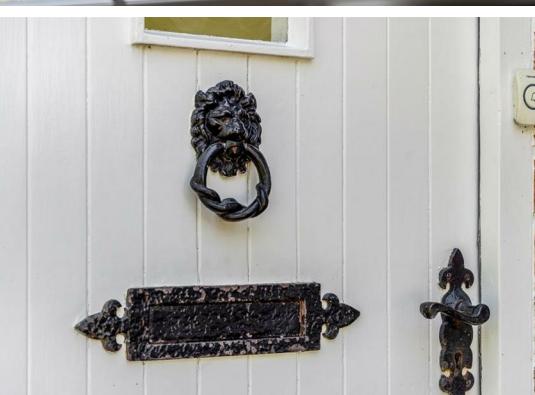
A charming, picture-perfect countryside cottage with sweeping rural views and a beautifully large garden, tucked away just outside the village of Friskney, Lincolnshire. This idyllic three-bedroom home sits on a quiet country lane, offering generous outdoor space and plenty of parking.

Upstairs, you'll find three well-proportioned bedrooms and a family bathroom. On the ground floor, the entrance porch leads into a welcoming hallway with an understairs pantry, a cosy reception room, and a spacious open-plan farmhouse-style kitchen and dining area, complete with patio doors opening out to a sunny, south-east facing garden.

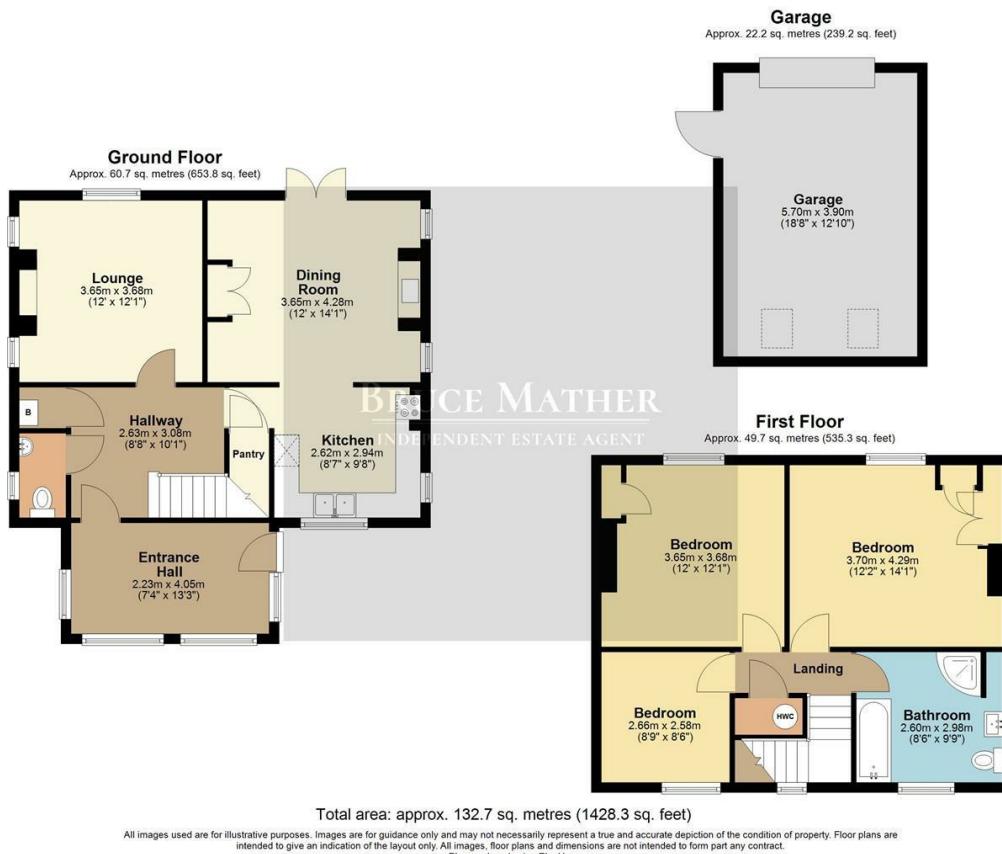
Outside, the rustic garden features a garage, shed, raised beds, fruit trees, and a large lawn ideal for relaxing, gardening, or entertaining. Perfectly positioned between Boston and Skegness, you're within easy reach of local amenities and schools.

To arrange a viewing of this countryside gem, contact Bruce Mather Estate Agents on 01205 365032. Don't miss out!

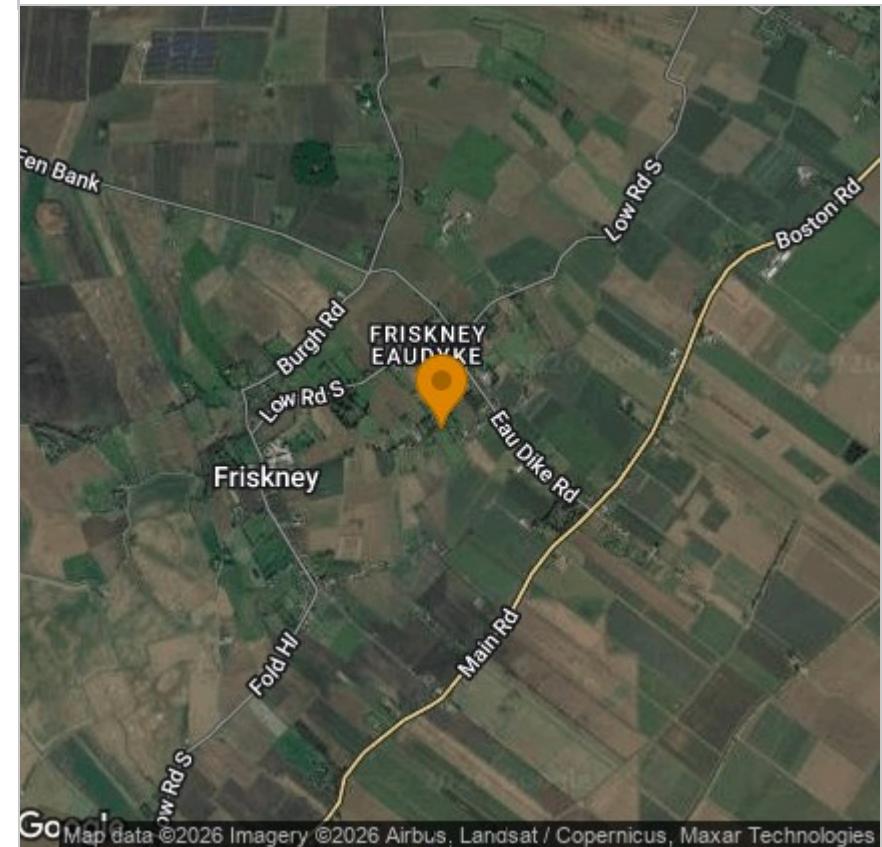




## Floor Plan



## 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A	100	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	43	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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