

**BRUCE MATHER**  
INDEPENDENT ESTATE AGENT



**Westville Cottage Coldharbour Lane**  
Carrington, Boston, PE22 7JF

**Asking Price £360,000**

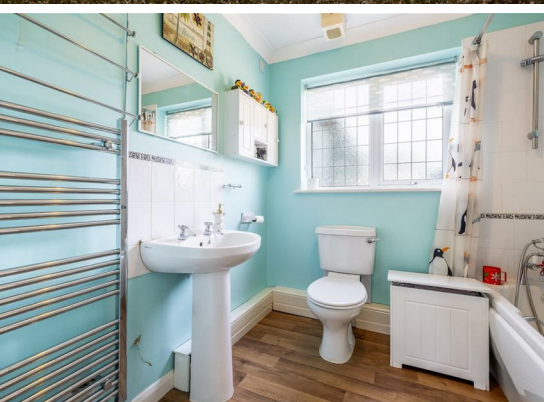


## Westville Cottage Coldharbour Lane

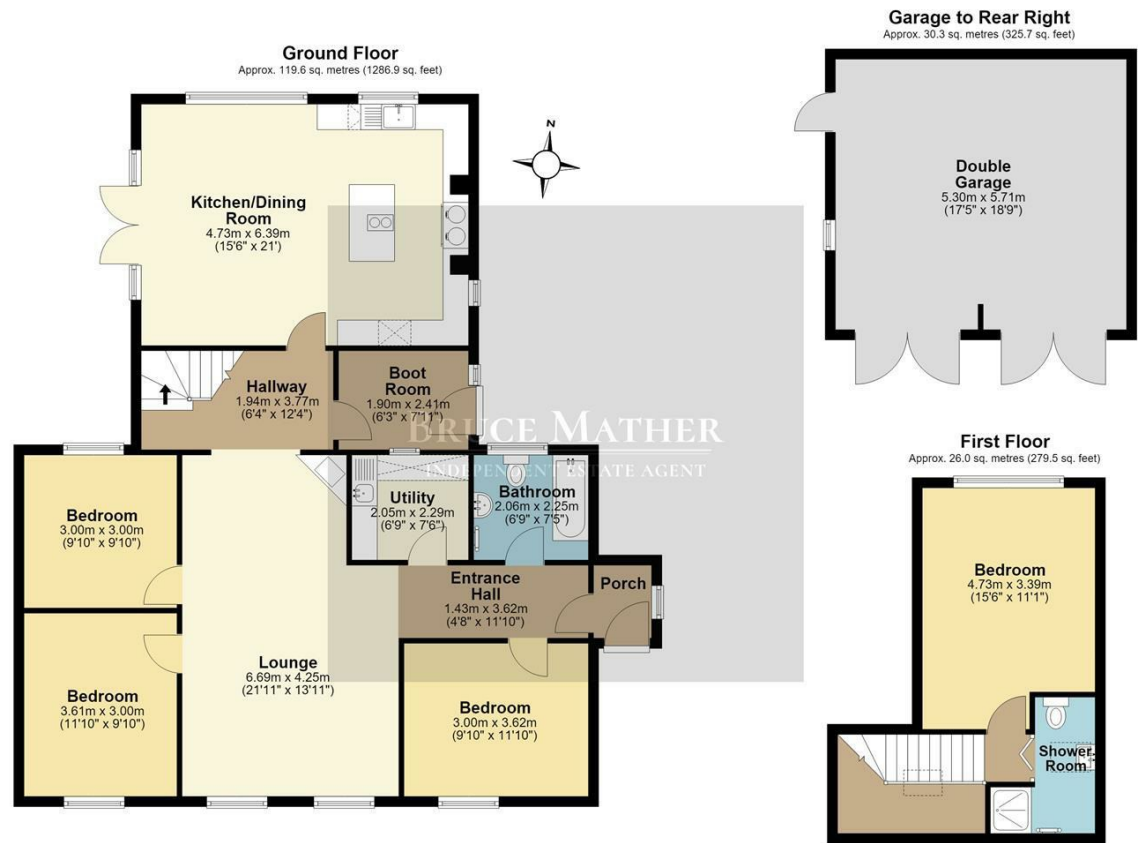
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A modest house with 4 bedrooms, a modern extension with a wonderful kitchen/diner and a master en-suite with fantastic countryside views all set .44 acres (sts) in rural Lincolnshire. A 4 bedroom home, one of which is in the wonderful modern extension designed to capture the views and countryside, the master also benefits from being en-suite, the kitchen diner is also created to make the most of nature as well as having a rayburn range, there is also a boot room, family bathroom, lounge and utility room. The property sits in the middle of a good sized plot with no neighbours, there is plenty of parking and garden which is mainly set as lawn. Located in rural Lincolnshire halfway between Tattershall and Boston for shopping and daily amenities. Please call Bruce Mather estate agents on 01205 365032 or [sales@brucemather.co.uk](mailto:sales@brucemather.co.uk) for more information or to arrange a viewing.





Floor Plan

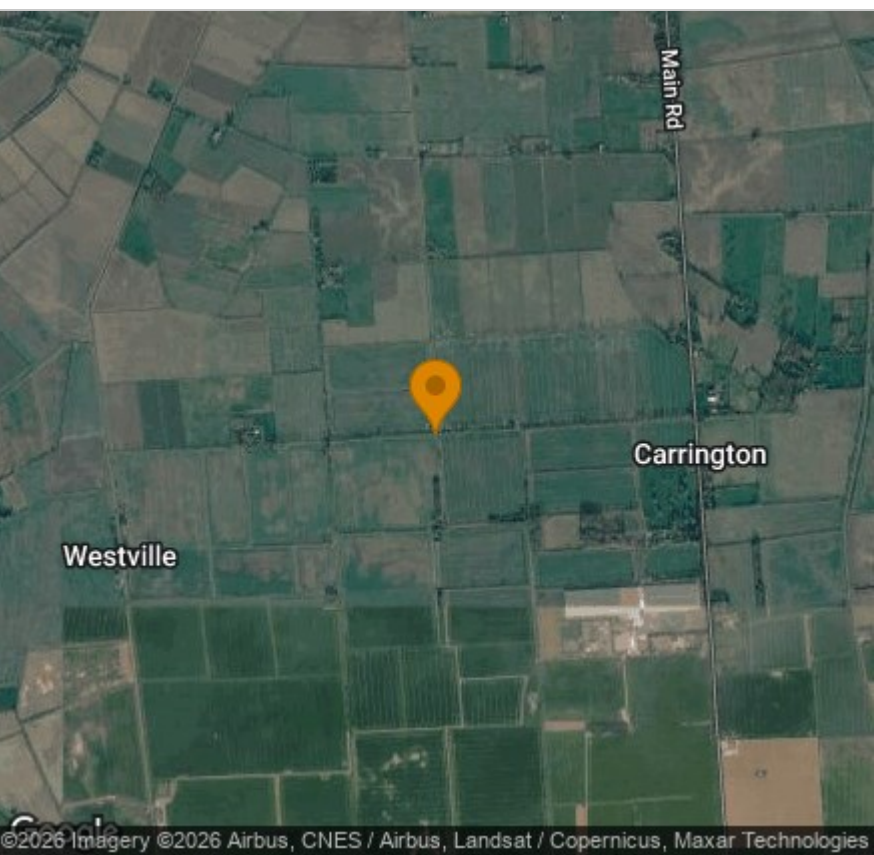


Total area: approx. 175.8 sq. metres (1892.1 sq. feet)

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 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 |           |

**BRITISH PROPERTY AWARDS 2023**

**GOLD WINNER**

ESTATE AGENT IN BOSTON

**BRITISH PROPERTY AWARDS 2024**

**GOLD WINNER**

ESTATE AGENT IN BOSTON

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.

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.

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