



**Mill Lane**  
**Boston, PE22 8SF**

Guide Price £580,000

**Gao**  
GetAnOffer





## MAIN FEATURES:

- **Beautifully Presented Detached House**
- **Modern High Gloss Kitchen/Breakfast Room**
- **Large Lounge/Diner/Family Room**
- **Four Double Bedrooms & Three Bathrooms**
- **Attractive & Well Maintained Gardens with Patio Areas & Summer Houses**
- **Ample Off Road Parking & Triple Garage**

Beautifully presented and offering generous, versatile living accommodation, Mill House is an exceptional detached family home set within the heart of the popular Lincolnshire village of Friskney. The property has been thoughtfully designed and impeccably maintained, combining modern finishes with a warm, welcoming feel throughout. At its heart lies a stunning high-gloss kitchen/breakfast room, ideal for both everyday family life and entertaining. The kitchen flows effortlessly into a large lounge/diner/family room, creating a superb open yet flexible living space filled with natural light and views across the gardens. Upstairs and down, the home offers four well-proportioned double bedrooms, complemented by three contemporary bathrooms, ensuring comfort and privacy for family members and guests alike. Each room is tastefully decorated, ready for immediate occupation without the need for further work. Externally, Mill House truly excels. The attractive, well-maintained gardens wrap around the property and feature multiple patio areas and charming summer houses, providing perfect spaces for outdoor dining, relaxation and entertaining during the warmer months. To the front, the property benefits from ample off-road parking alongside a triple garage, ideal for car enthusiasts, storage or potential workshop use.

Situated in Friskney, the home enjoys the best of village living with local amenities including a primary school, shop, pub and community facilities. The nearby market towns of Boston and Skegness are easily accessible, while the Lincolnshire coastline is just a short drive away, offering beautiful beaches and scenic walks. With excellent road links and a strong sense of community, Friskney is a highly desirable location for families and those seeking a balance between rural tranquillity and everyday convenience. Mill House represents a rare opportunity to acquire a spacious, high-quality home in a sought-after village setting.

## MEET THE TEAM



Tom Cranenburgh



Lewis Foster



Ruby Richards



Ray Aguirre

We are here to help with any questions  
or information you need.

**Are you looking for a solicitor or mortgage?**  
We can help arrange an appointment - Get in touch.



This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Viewings: By appointment.

For further information contact us:

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We're Open:

8am – 8pm 7 days a week

**[www.getanoffer.co.uk](http://www.getanoffer.co.uk)**

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