



## MILL COTTAGE MAIN ROAD BOSTON, PE22 8EJ

**£385,000**  
FREEHOLD

Mill Cottage is an excellent four bedroom family home, extended and modernised throughout by the current vendors to offer high quality living set to an attractive corner plot; the ground floor looking out over the lawned garden. Complete with large Summer House / 'pub' space, this excellent mid-Lincolnshire property offers dual aspect living room, spacious dining kitchen with snug and utility off, cloakroom to ground floor, family bathroom and en-suite plus dressing room to master on first floor, alongside three further bedrooms. The outdoor areas are enhanced with timber decked and paved patio seating spaces circling the living room and to the side and front boundaries.

Stickford is situated in the Lincolnshire Fens, 8 miles north of Boston and 10 miles south-east of Horncastle. The village is on a main bus route between Spilsby and Boston - all three towns mentioned above providing a range of services, amenities and schooling. Leading up the road from Spilsby to Boston are a series of villages - including Stickney and Sibsey both with primary schooling available.

**BELL**



**BELL**  
ROBERT BELL & COMPANY

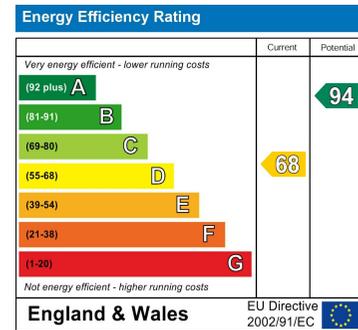
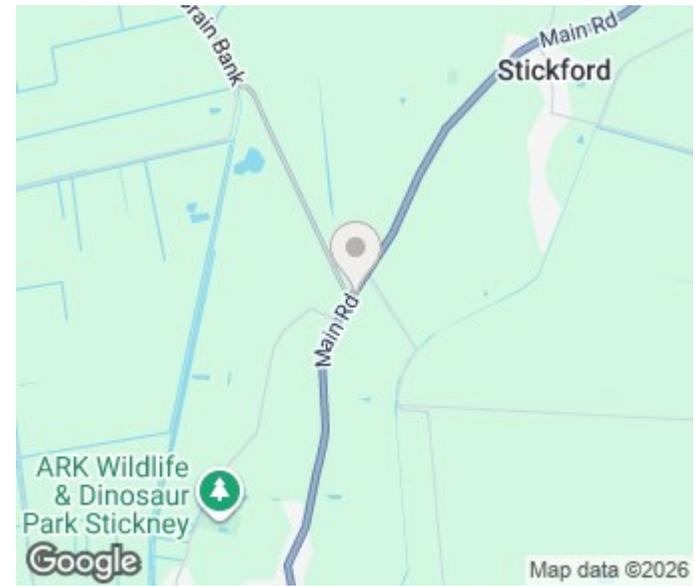
Approximate total area<sup>1)</sup>  
1423 ft<sup>2</sup>  
132.2 m<sup>2</sup>

Reduced headroom  
14 ft<sup>2</sup>  
1.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

GIRAFFE360



**EPC Rating: D Council Tax Band: A**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Horncastle Sales  
Old Bank Chambers Bull Ring  
Horncastle  
Lincolnshire  
LN9 5HY

