

**BRUCE MATHER**  
INDEPENDENT ESTATE AGENT



Rosy Cottage Main Road  
Sibsey, Boston, PE22 0TZ

**Asking Price £270,000**



## Rosy Cottage Main Road

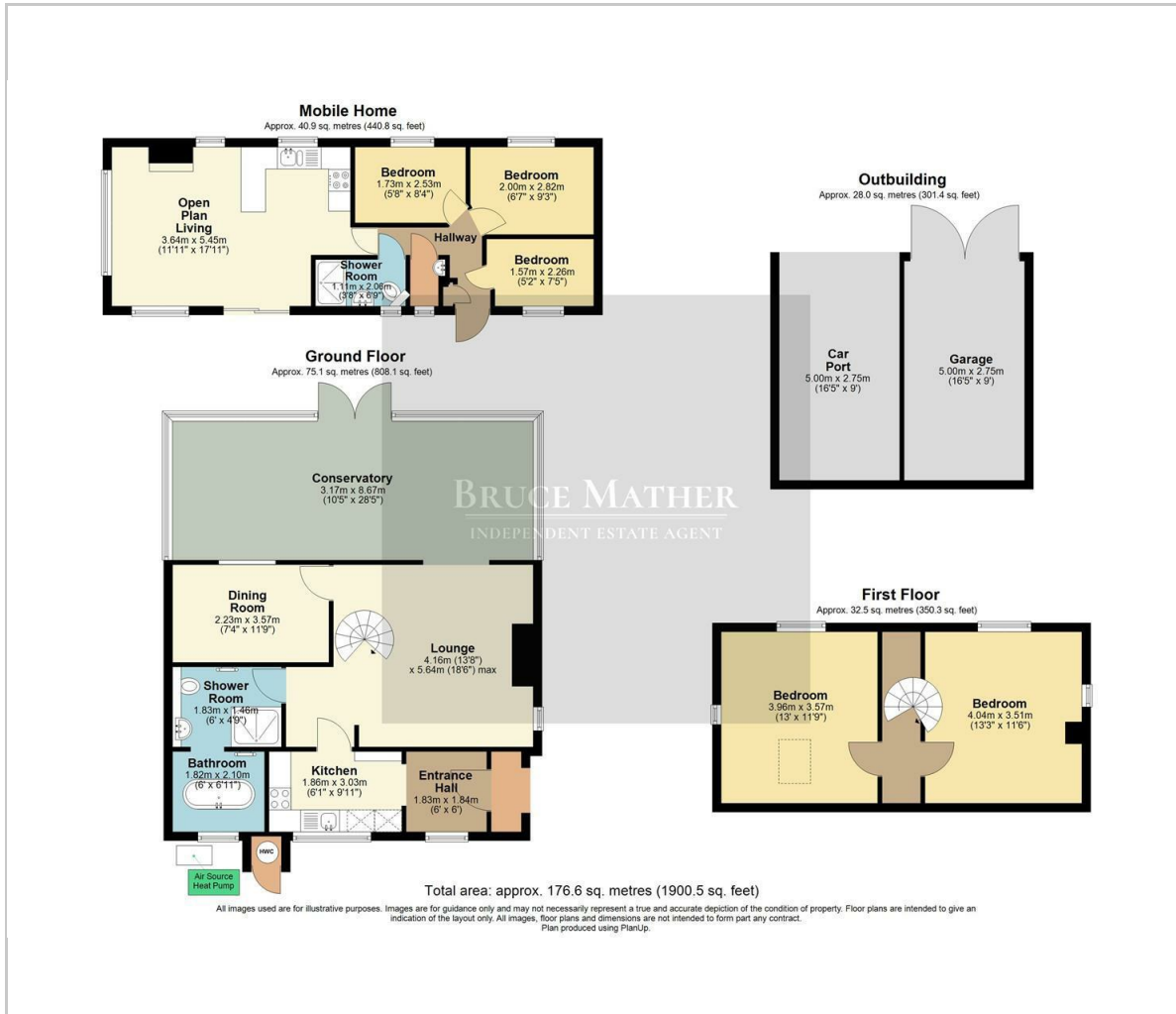
Sibsey, Boston, PE22 0TZ

An attractive 2 bedroom cottage with a large south facing conservatory, static lodge (3 bed) and attractive large garden, conveniently located between the villages of Sibsey and Stickney, Lincolnshire. Inside the cottage a central spiral staircase leads downstairs into the snug, a study/dining room off as well as a large south facing conservatory, a downstairs shower and bathroom, the entrance hall leads to the kitchen. There is a 3 bed static with its own shower room and open plan kitchen/lounge. There is shed/garage/carport with a gravel area for vehicles to park.. The cottage comes to life outside with its large wrap around garden which fruit trees, beds and grass areas. Air source pump and solar panels make this a efficient and economical house. Located just outside Sibsey where there is a shop/post office and school, for further needs Boston is approximately 8.5 miles south. Please call Bruce Mather Estate Agents on 01205 365032 to arrange a viewing.

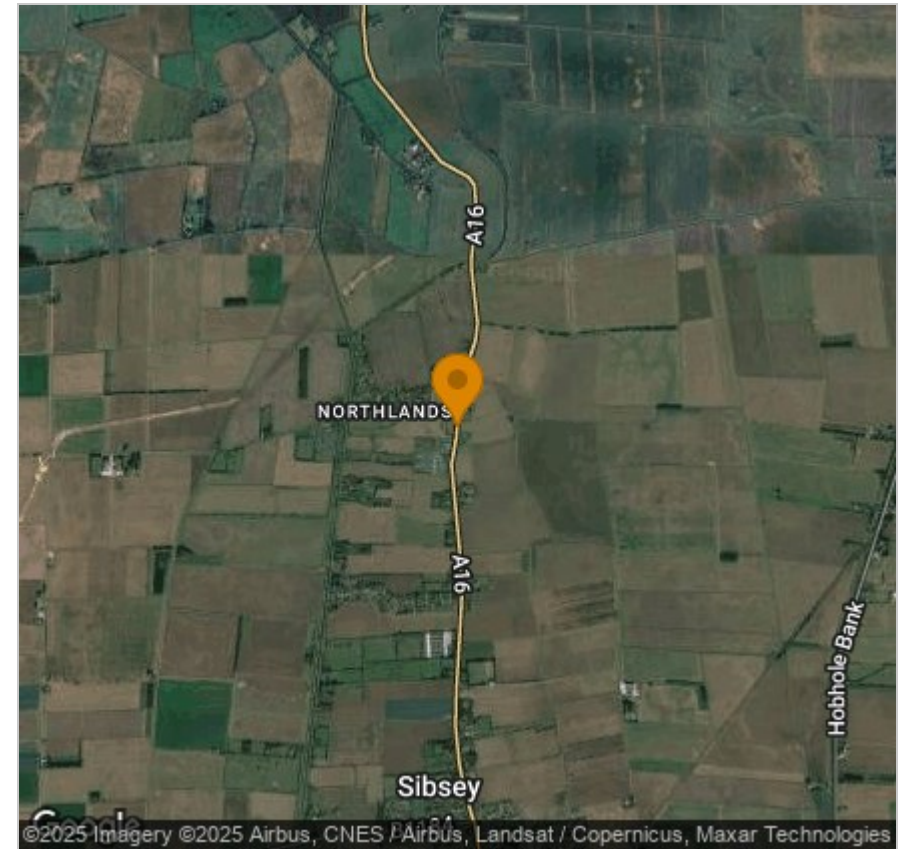




## Floor Plan



## 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.

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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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	40	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

