

**BRUCE MATHER**  
INDEPENDENT ESTATE AGENT



Ash Lea Chapel Lane  
, Friskney, PE22 8RX

**Asking Price £380,000**



## Ash Lea Chapel Lane

Friskney, PE22 8RX

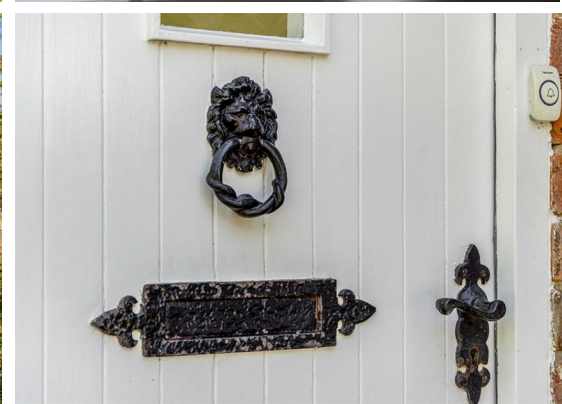
A charming, picture-perfect countryside cottage with sweeping rural views and a beautifully large garden, tucked away just outside the village of Friskney, Lincolnshire. This idyllic three-bedroom home sits on a quiet country lane, offering generous outdoor space and plenty of parking.

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!





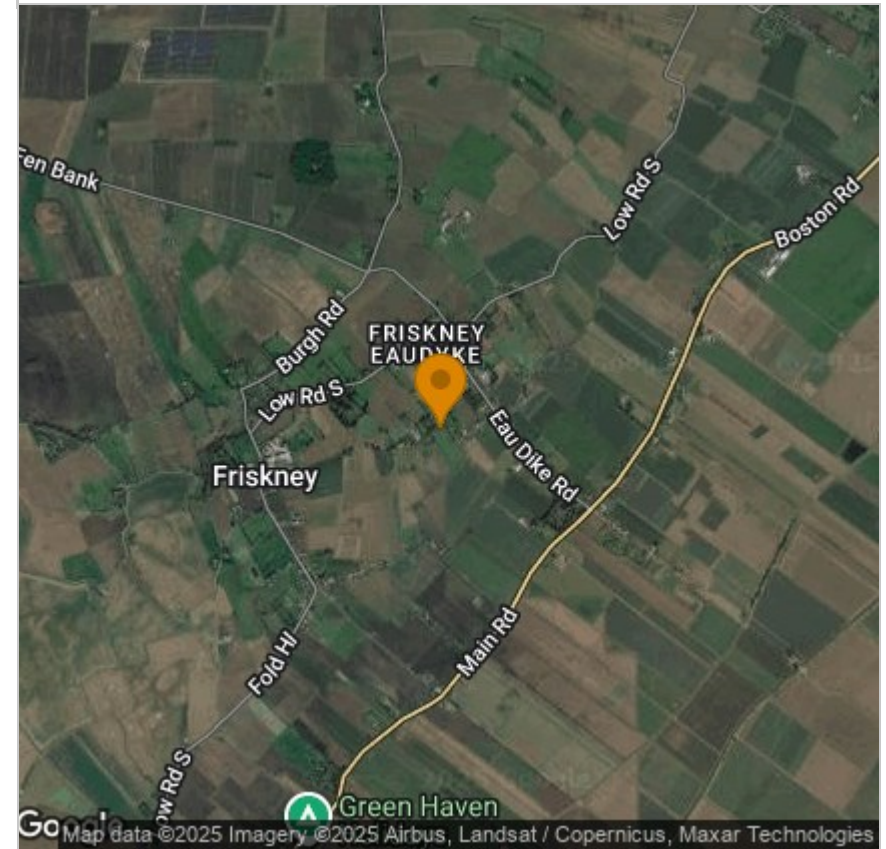
## Floor Plan



Total area: approx. 132.7 sq. metres (1428.3 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		100
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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