

**BRUCE MATHER**  
INDEPENDENT ESTATE AGENT



**Cosy Cottage Cole Lane**  
Boston, PE22 8EU

**Asking Price £174,500**

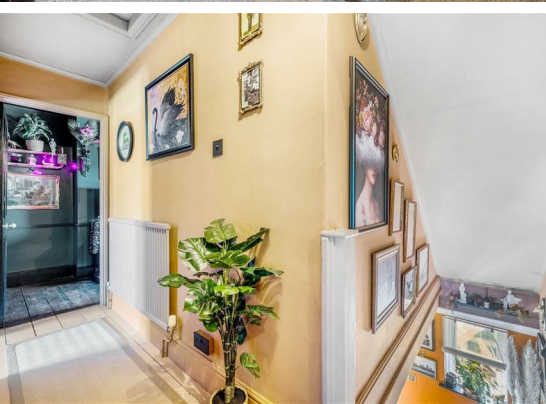
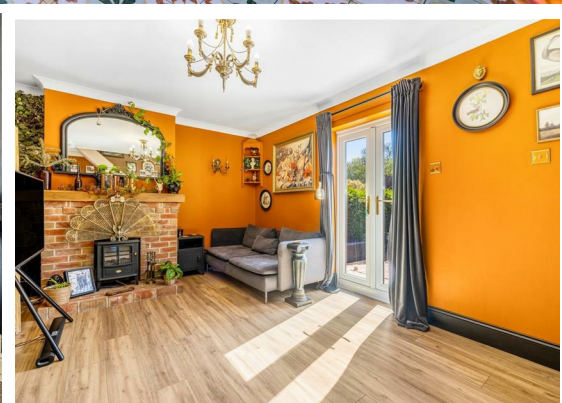


## Cosy Cottage Cole Lane

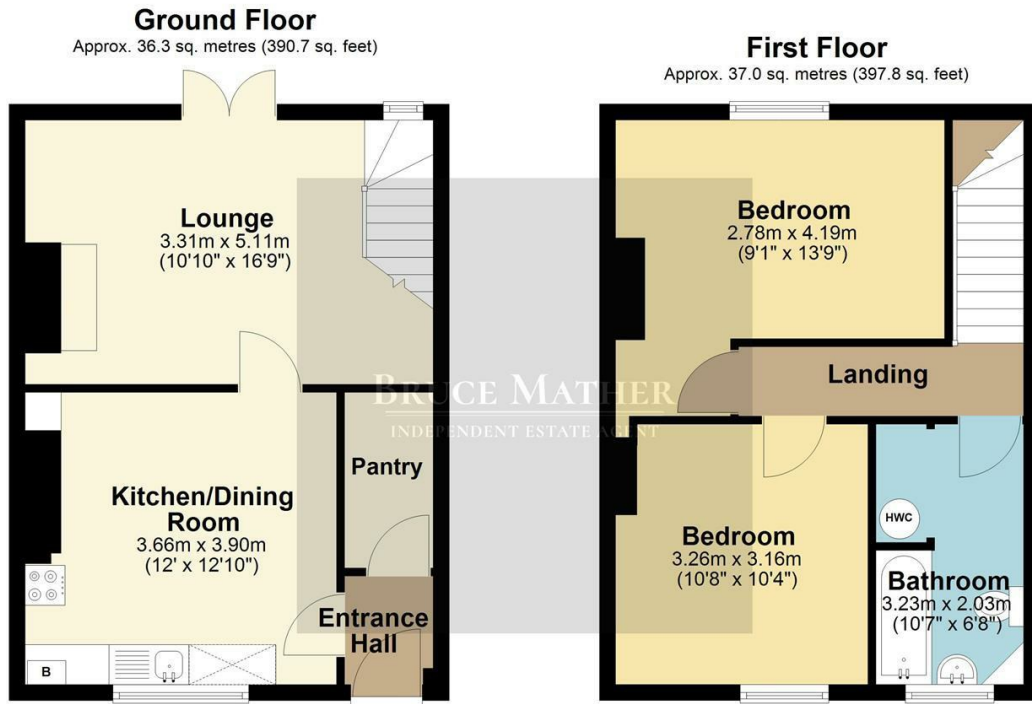
Boston, PE22 8EU

This is such a fun and wonderfully decorated property, in an original way creating a peaceful, tasteful two bedroom abode in the rural hamlet of Stickford, Lincolnshire. This unique semi-detached home has two bedroom upstairs with the family bathroom with a feel of decadence and comfort, downstairs is the lounge which goes out to the low maintenance patio area, and the kitchen/dining room, a pantry and entrance hall complete the inside. To the front there is parking and the house is quietly nestled on Cole Lane in Stickford which just over 5 miles south of Spilsby for your nearest supermarket, shops and school or 17 miles West of the beaches along the East coast. Please call Bruce Mather Estate Agents on 01205 365032 to arrange a viewing at this one of a kind house.





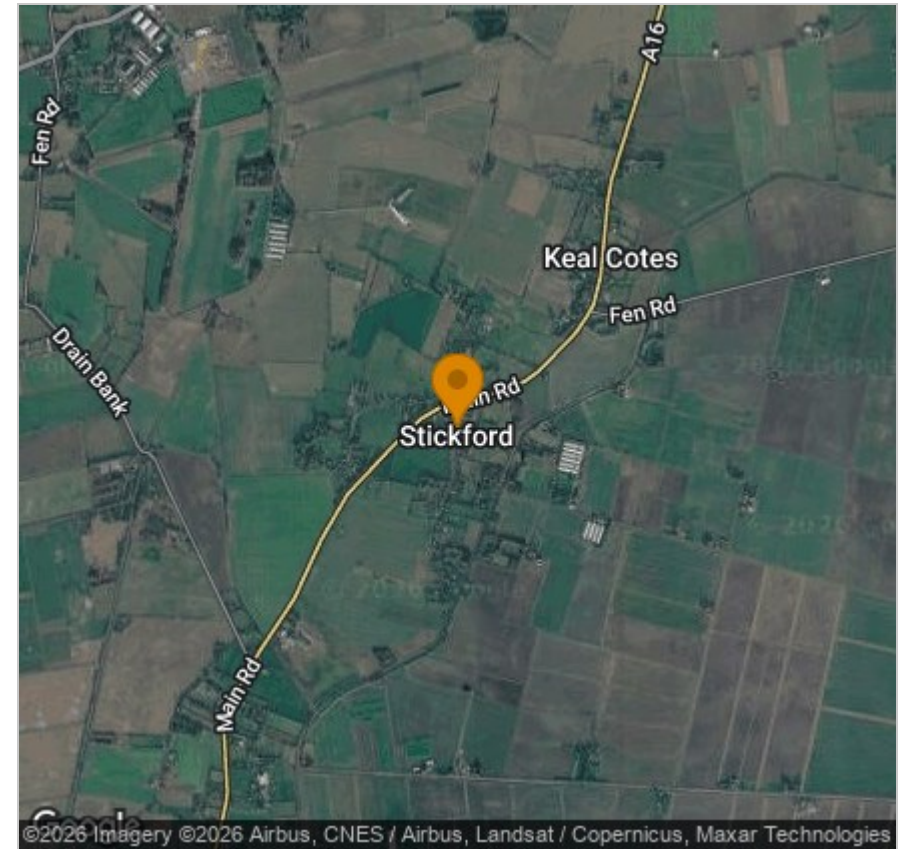
## Floor Plan



Total area: approx. 73.3 sq. metres (788.5 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



## 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		68
(39-54) <b>E</b>		
(21-38) <b>F</b>		26
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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.

6 Pump Square, Boston, Lincs, PE21 6QW  
Tel: 01205 365032 Email: sales@brucemather.co.uk www.brucemather.co.uk

