

# BRUCE MATHER

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## INDEPENDENT ESTATE AGENT



### **Dene Cottage 11 South Street, Boston, PE20 3JD**

### **Offers In The Region Of £195,000**

A charming and characterful three-bedroom period cottage, beautifully positioned in the popular village of Swineshead, Lincolnshire, offering a lovely combination of period features, manageable garden and off-road parking.

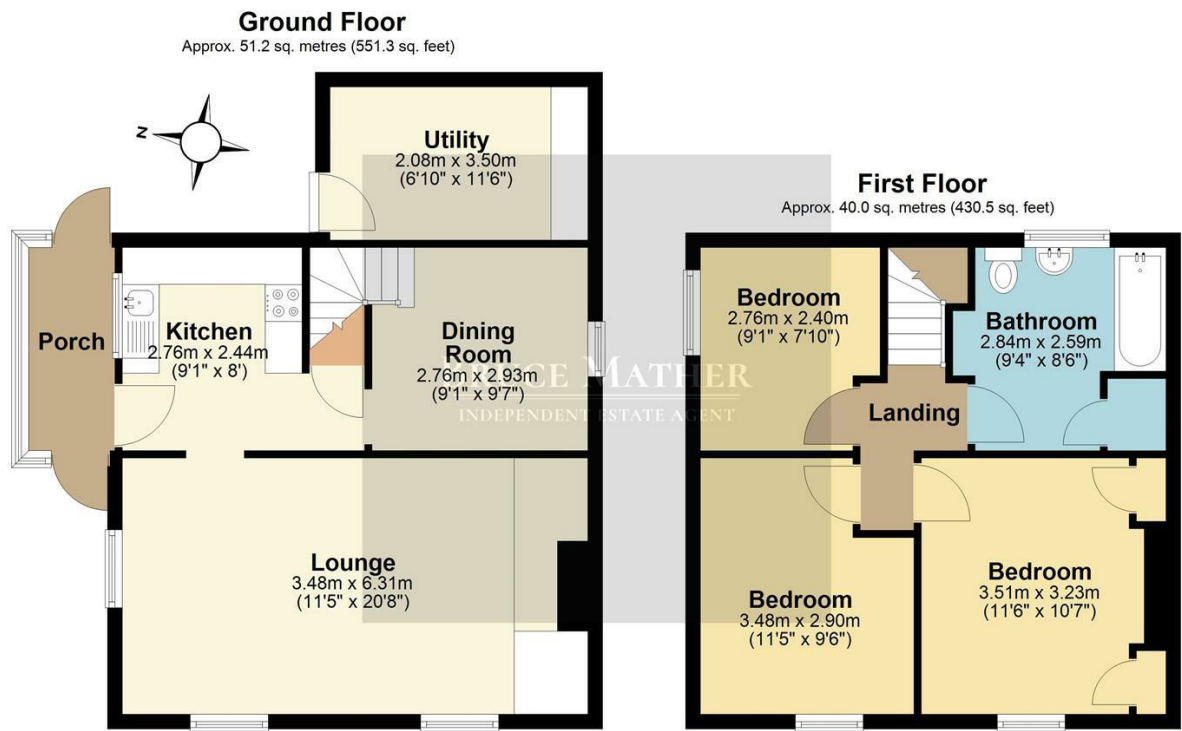
Full of charm and character, the property retains a host of attractive period features throughout. The ground floor is approached via a welcoming front porch leading into the kitchen, with the accommodation continuing to a comfortable lounge featuring a fireplace, a separate dining room and a useful utility/storage room, providing excellent practicality for everyday living.

To the first floor are three well-proportioned bedrooms, with the largest bedroom benefiting from useful built-in storage, together with a family bathroom. Outside, the property enjoys a pleasant and manageable rear garden, thoughtfully laid with a mixture of lawn and established flower beds, providing a lovely space to relax and enjoy. There is also off-road parking to the rear, adding further convenience.

The property is situated in the highly regarded village of Swineshead, which offers a good range of local amenities including shops, a doctors' surgery, school, Co-op, public houses and other everyday services. The village provides a popular community setting while offering convenient access to surrounding towns and transport links. This delightful period cottage would make an ideal home for buyers looking for character, village life and practical outdoor space. Viewing is highly recommended to fully appreciate the charm and accommodation on offer.

Please contact Bruce Mather Estate Agents on 01205 365032 to arrange your viewing.

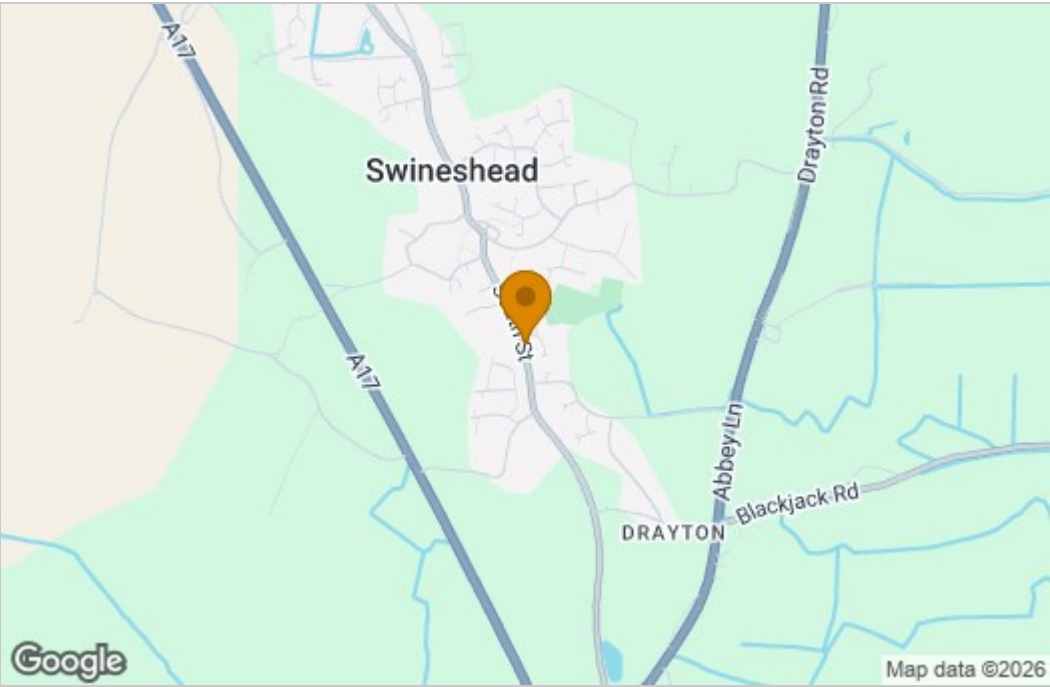
Floor Plan



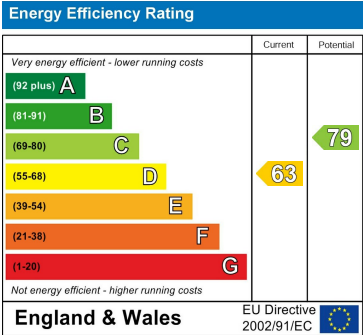
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Plan produced using PlanUp.



Area Map



Energy Efficiency Graph



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