

Pygott & Crone

Mill House, Mill Lane

Friskney, Boston, Lincolnshire, PE22 8SF

£565,000

5 Bedroom Detached House

- Freehold
- No Onward Chain
- Four Bedroom Detached House
- 0.75 Acre Plot (sts)
- Triple Garage With Electric Doors
- Newly Fitted Wardrobes To All Bedrooms
- Ample Off Road Parking and Gated Entrance
- Close To The Coast
- En-Suite To Bedroom 1
- Open Countryside Views
- EPC Rating - D, Council Tax Band - C

Click here to access the Energy Performance Certificate for Mill House, Mill Lane, Friskney, Boston, Lincolnshire, PE22 8SF





Overview

Occupying a rural position with stunning open countryside views, Mill House is a substantial executive detached residence, situated on the outskirts of the charming village of Friskney and surrounded by open farmland, yet just a short drive from the coast and a wide range of amenities. The village itself offers a school, public house and post office.

Standing on a generous plot of approximately 0.75 acres (sts), the property offers spacious and versatile accommodation, making it an ideal family home. A viewing is essential to fully appreciate the setting, space and lifestyle on offer.





Internally, the property is accessed via a spacious entrance hallway, from which the Living Room, Office, Kitchen/Diner and WC are all directly accessible. The impressive Living Room is open plan to the Sun Room and enjoys uninterrupted countryside views, complemented by a multi-fuel burning stove. The Kitchen is fully fitted with integrated appliances and features a central island, raised ovens and an adjoining Utility Room, with a Rear Entrance Hall and Boot Room providing additional practical space.

To the first floor, a galleried landing leads to four well-proportioned double bedrooms and a Family Bathroom. All bedrooms benefit from newly fitted wardrobes and enjoy open countryside views, while Bedroom One further benefits from an En Suite Shower Room.

Externally, the property is approached via a block-paved, gated 'in-and-out' driveway providing off-road parking for multiple vehicles and access to a detached triple garage with electric doors, lighting and power, housing the oil tank. The property enjoys two separate landscaped gardens: to the front, a large lawned garden with established borders, and to the rear, a further mature garden with fruit trees and well-stocked planting. A Summer House/Office Studio and greenhouse are also included within the sale.



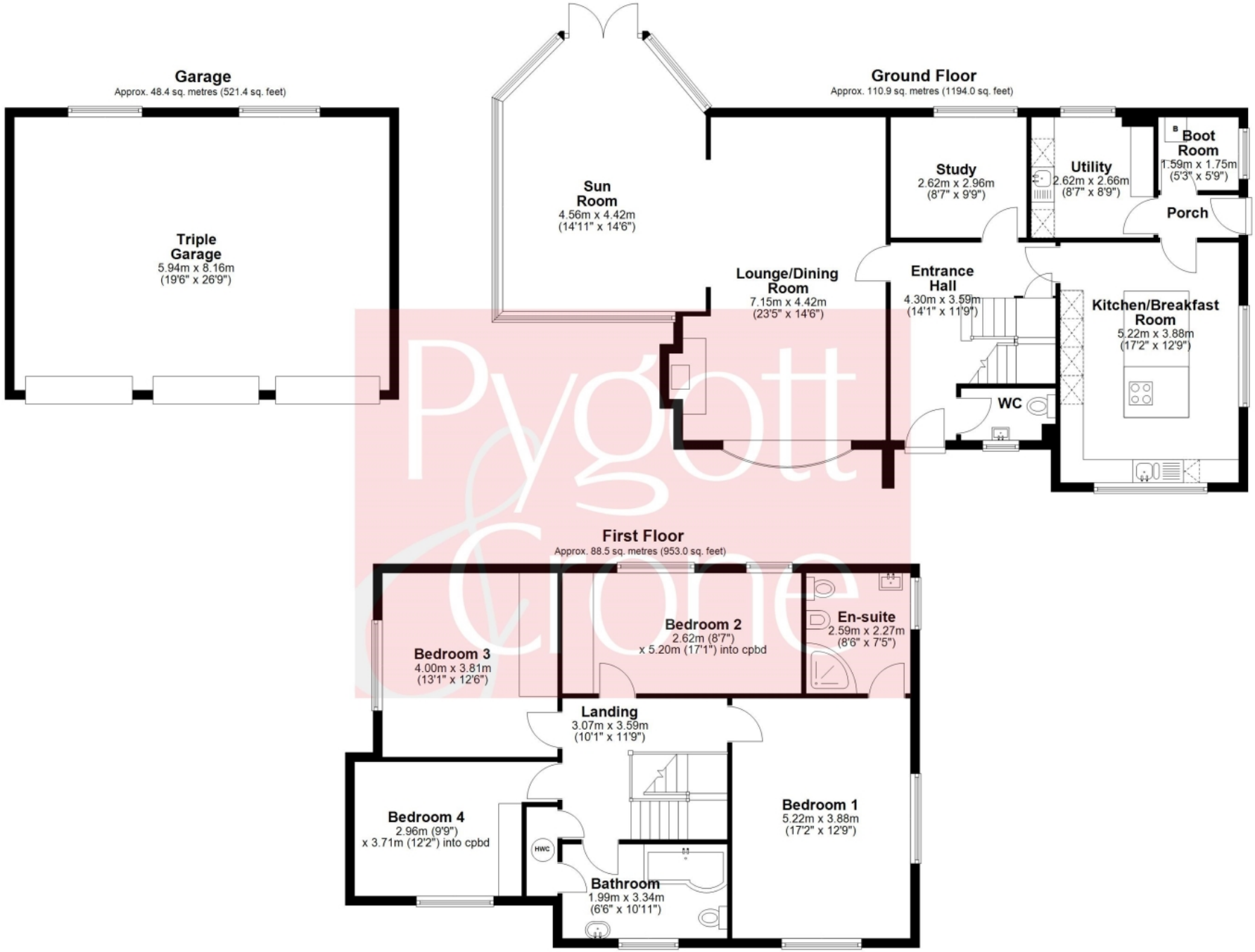












Total area: approx. 247.9 sq. metres (2668.4 sq. feet)

Floor plan created by Matte Black Media.
Plan produced using PlanUp.









Location



Show on Google: schools, doctors, supermarkets, restaurants, railway stations

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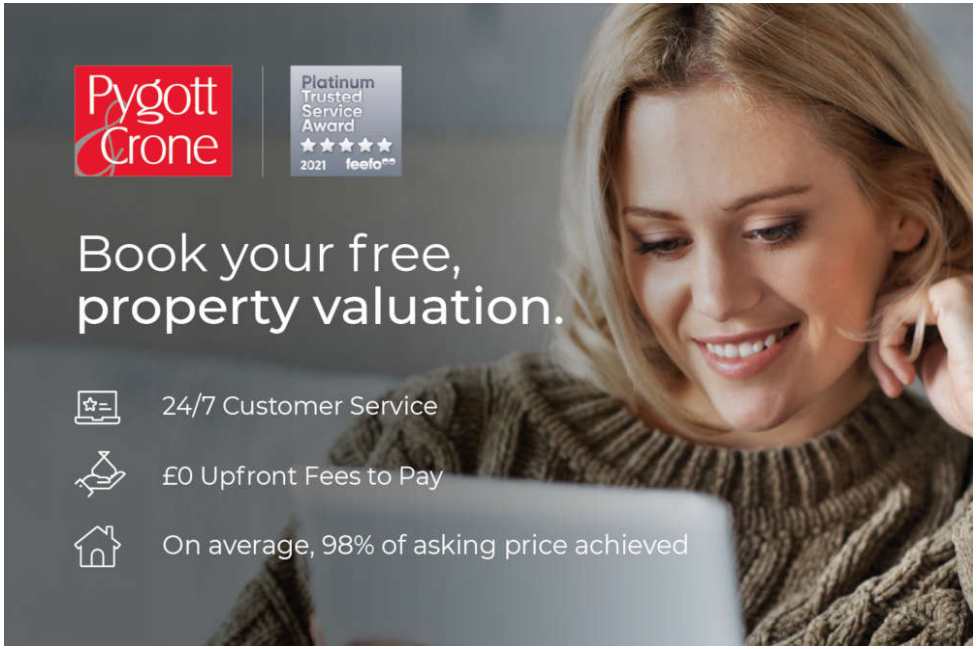


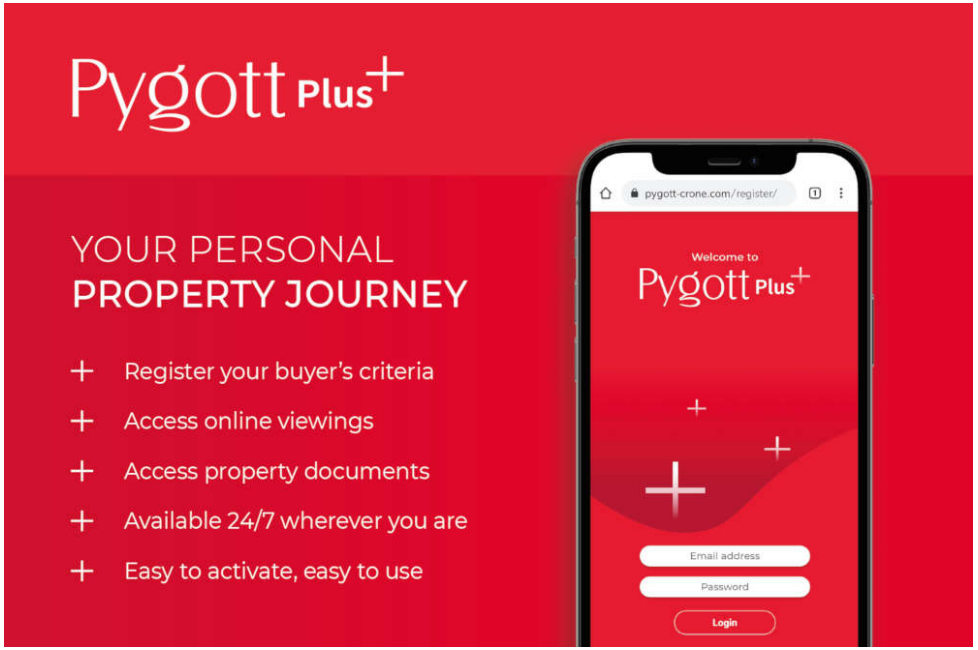









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Houses. Homes. Harmony.

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Mill House, Mill Lane, Friskney
is on the market with our Boston branch

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