

Pygott & Crone

High Winds Cottage, Heath Lane

Boothby Graffoe, Lincoln, Lincolnshire, LN5 0AA

£245,000

2 Bedroom Semi-Detached House

- Freehold
- No Onward Chain
- Two Bedrooms
- Semi Detached Home
- Upstairs Four Piece Family Bathroom
- Peaceful and Private setting, shared with just two neighbouring homes.
- Picturesque Countryside Views
- Highly Sought After Location
- Larger than average Garage & Outbuilding
- EPC Rating - E, Council Tax Band - B

Click here to access the Energy Performance Certificate for High Winds Cottage, Heath Lane, Boothby Graffoe, Lincoln, Lincolnshire, LN5 0AA





Overview

Pygott and Crone are pleased to offer for sale this attractive and well-maintained two-bedroom semi-detached home, enjoying far-reaching countryside views and positioned on the sought-after Heath Lane in Boothby Graffoe.

Offered with No Onward Chain, the accommodation is arranged over two floors and briefly comprises an entrance hallway, ground floor cloakroom, newly fitted kitchen, dining room, lounge and rear porch/utility. To the first floor are two generously sized double bedrooms and a spacious four-piece family bathroom.





The property occupies a peaceful and private setting, surrounded by open fields, offering beautiful vistas from both the garden and the property itself. To the front, there is a substantial driveway providing parking for multiple vehicles, leading to a larger-than-average garage. Both the front and rear gardens are generously sized, with the rear also featuring an additional outbuilding and a seating area beyond —perfectly placed to make the most of the sun and the surrounding scenery.

Set within unspoilt countryside yet conveniently located close to the historic city of Lincoln, Boothby Graffoe combines rural charm with everyday practicality. The village offers a welcoming community, scenic walking routes and easy access to local amenities, making it an ideal choice for those seeking a peaceful lifestyle without compromising on connectivity.

Agent's Note: The property comes with architectural plans for a single-storey extension, offering excellent potential for further development (subject to the relevant planning permission). The plans are available upon request—please contact Pygott & Crone, Lincoln for more details.



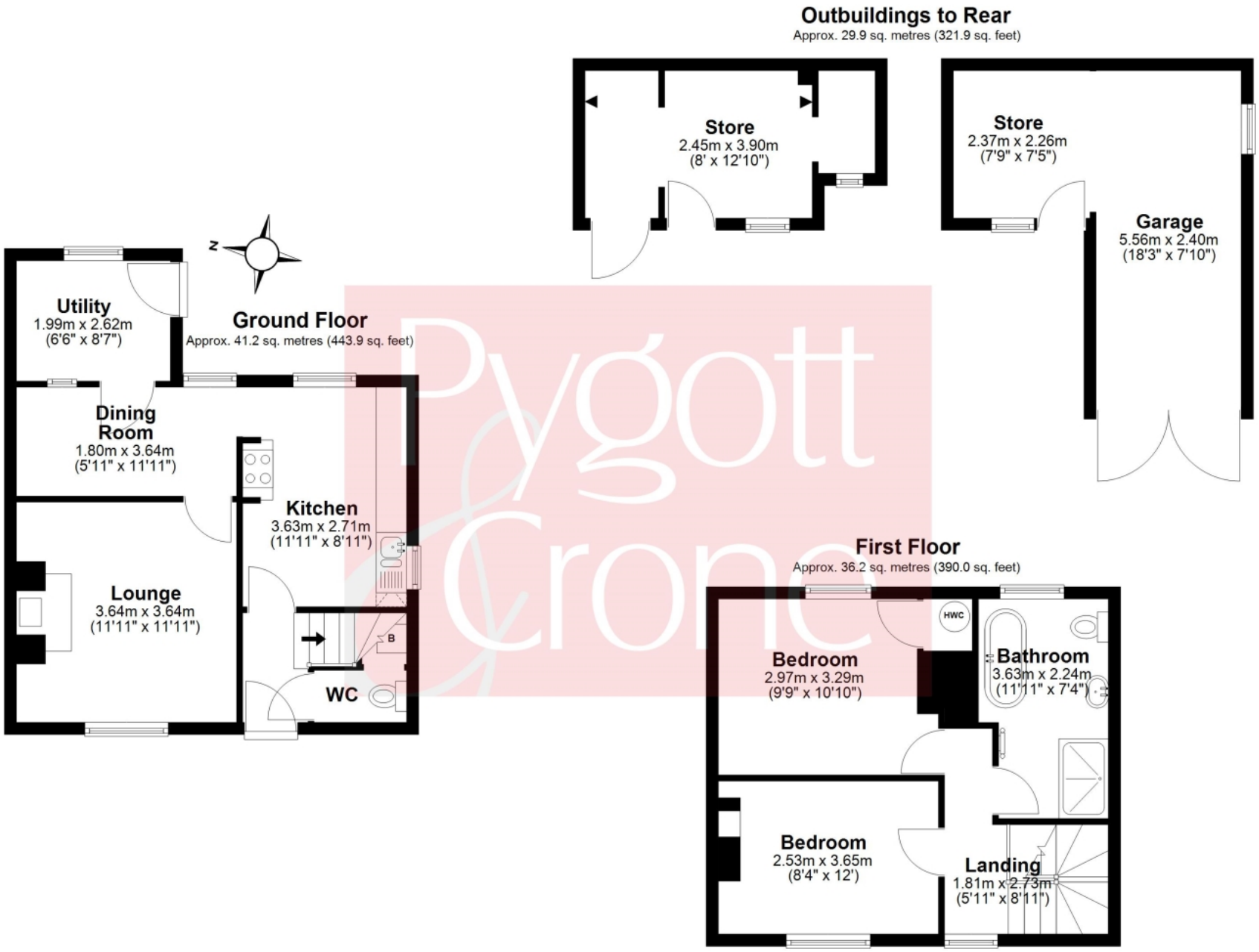












Total area: approx. 107.4 sq. metres (1155.7 sq. feet)

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

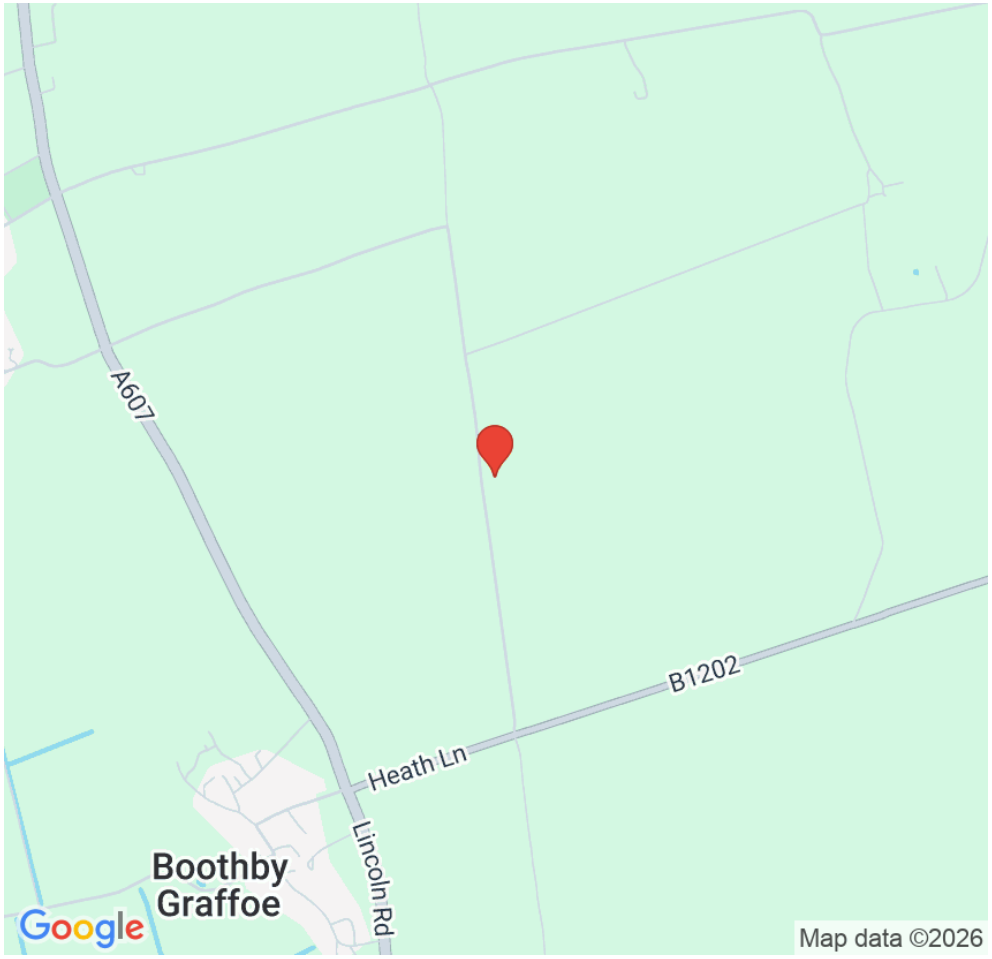








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is on the market with our Lincoln branch

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