



3 Council House Timms Drove
Swineshead, Boston, Lincolnshire, PE20 3PQ

£135,000

2 Bedroom Semi-Detached House

- Freehold
- Two Bedrooms
- Stunning Rural Position
- Generous Plot of almost 1/4 Acres (sts)
- Ample Off Road Parking
- No Onward Chain
- Viewing Advised
- Renovation Required, Great Potential
- EPC Rating - E, Council Tax Band - A

[Click here to access the Energy Performance Certificate for 3 Council House Timms Drove, Swineshead, Boston, Lincolnshire, PE20 3PQ](#)



Overview

Situated on the edge of the sought-after village of Swineshead, this semi-detached home occupies a generous plot of almost a quarter of an acre (STS), enjoying open field views and an exciting opportunity for buyers looking to create their ideal home. Requiring a full programme of renovation throughout, the property provides excellent scope to modernise, extend and enhance (subject to any necessary consents), making it an ideal project with plenty of future potential.

The accommodation comprises an entrance hall, lounge, separate dining room, kitchen and conservatory/utility to the ground floor. To the first floor are two bedrooms and a family bathroom.



Outside, the property enjoys extensive lawned gardens to both the front and rear, with open countryside views creating a wonderful rural backdrop. There is ample off-road parking together with useful outbuildings, offering plenty of practical storage.

Occupying a peaceful rural setting on the edge of Swineshead village, the property combines countryside living with convenient access to local amenities.

Offered for sale with no onward chain, viewing is essential to fully appreciate the size of the plot, the surrounding field views and the outstanding potential this property has to offer.

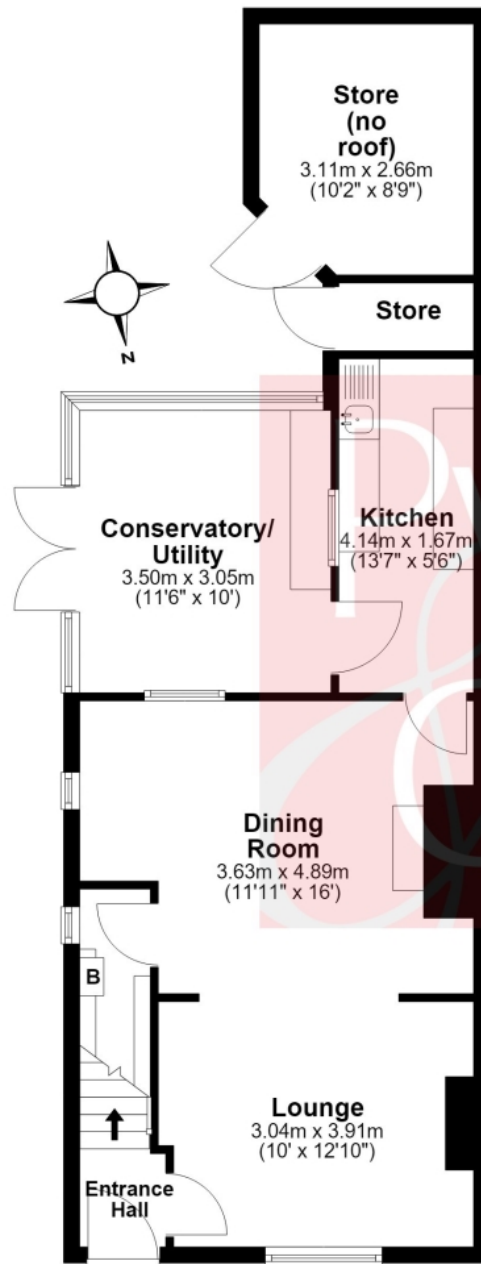
Agent's Note: The sellers have advised that the property's drainage system was upgraded in recent years to a sewage treatment plant.





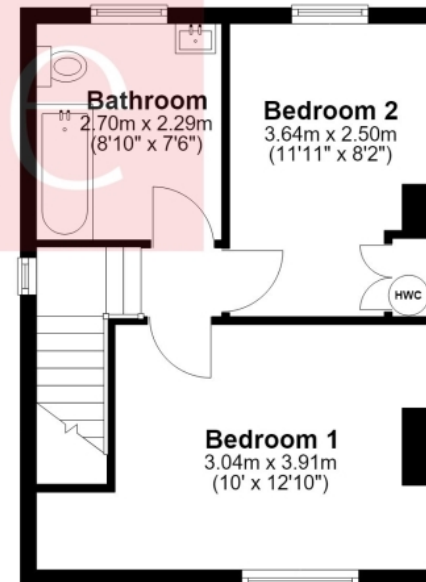
Ground Floor

Approx. 61.2 sq. metres (658.5 sq. feet)



First Floor

Approx. 33.2 sq. metres (357.2 sq. feet)



Total area: approx. 94.4 sq. metres (1015.7 sq. feet)

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



Location



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is on the market with our Boston branch

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