



Decoy House, Burgh Road
Friskney, Boston, Lincolnshire, PE22 8NT

£350,000

3 Bedroom Detached House

- Freehold
- Three Bedroom Detached Farmhouse
- Well Maintained Throughout
- No Near Neighbours
- Ample Off Road Parking And Double Garage
- Spacious Plot With Beautiful Countryside Views
- Viewing Essential
- Double Aspect Lounge and Separate Dining Room
- EPC Rating - D, Council Tax Band - C

[Click here to access the Energy Performance Certificate for Decoy House, Burgh Road, Friskney, Boston, Lincolnshire, PE22 8NT](#)



Overview

Set in a peaceful rural setting with no immediate neighbouring properties, this charming three-bedroom home enjoys a generous plot and a wonderful sense of privacy. Surrounded by open countryside, the property offers the perfect balance of tranquillity and practicality, providing spacious accommodation that is beautifully presented throughout while still offering excellent outside space and a substantial detached garage.

The ground floor offers well-proportioned and versatile living accommodation, beginning with a welcoming entrance hall that leads into a comfortable lounge filled with natural light. A separate dining room provides an ideal space for entertaining or family meals, while the kitchen is thoughtfully arranged and complemented by a useful pantry and breakfast room. A utility room, cloakroom and rear porch add further practicality to the layout, making the home well suited to modern family living.



Upstairs, the property offers three bedrooms, including two generous double rooms and a third bedroom that could equally serve as a home office or nursery. The principal bedroom benefits from an adjoining dressing room, while a well-appointed family bathroom serves the first floor.

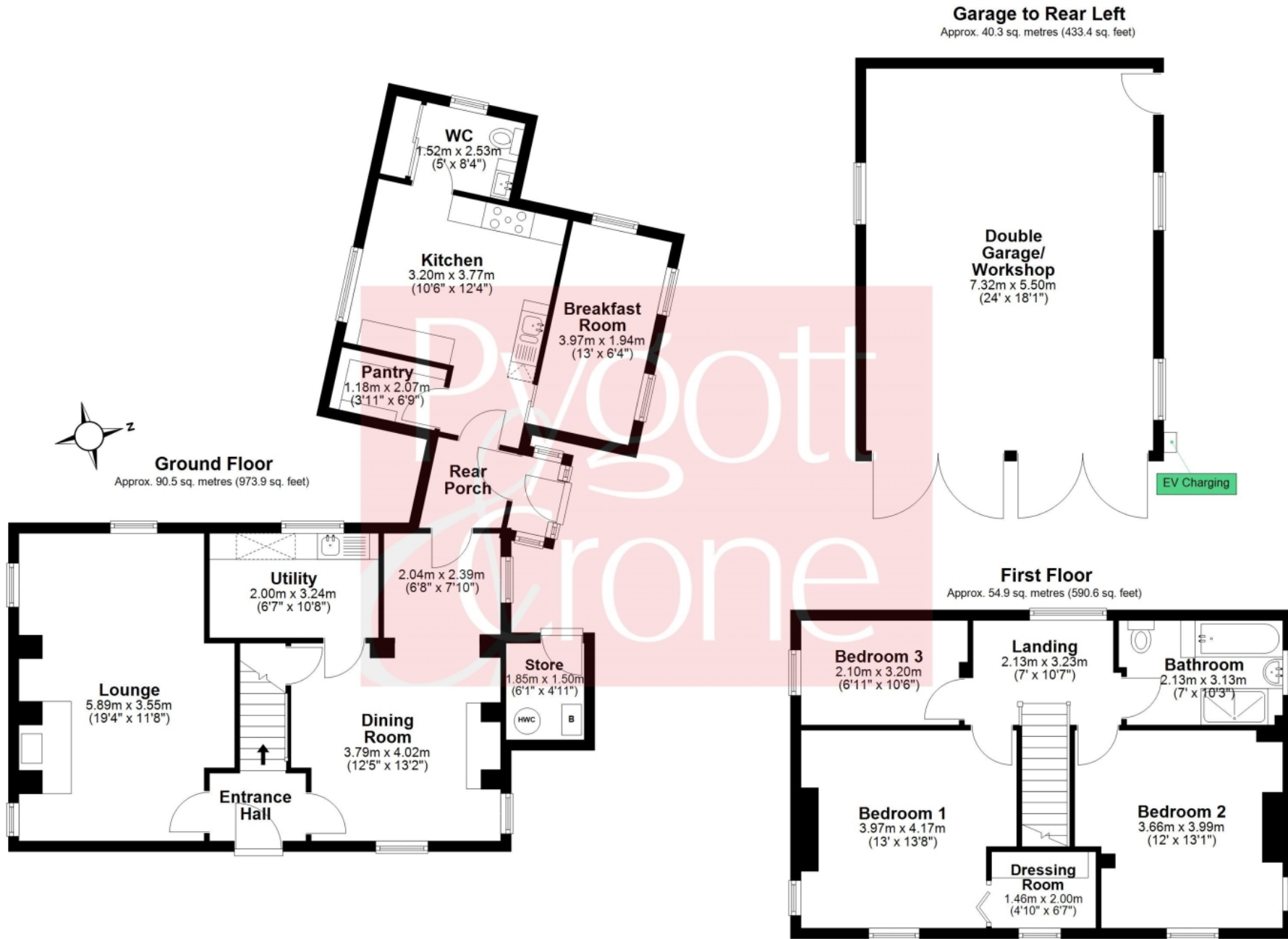
Outside, the property stands within a generous plot that enhances the sense of space and privacy that defines this home. A standout feature is the substantial detached double garage and workshop, offering excellent storage, secure parking or potential for a variety of uses. The property also benefits from an electric vehicle charging point, adding a modern and convenient touch.

Combining rural seclusion, well-presented accommodation and excellent outside space, this attractive home presents a rare opportunity to enjoy countryside living while still benefiting from practical and flexible living arrangements.

Agents Note:- The property has access over a shared driveway.







Total area: approx. 185.6 sq. metres (1998.0 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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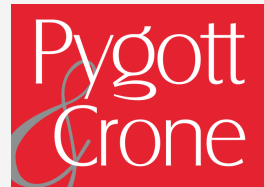




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