



East Cottage, Main Road
Swineshead, Boston, Lincolnshire, PE20 3PZ

£199,950

2 Bedroom Semi-Detached House

- Freehold
- Large Two Bedroom Semi-Detached Property
- Generous Plot and Detached Double Garage
- Open Field Views
- Oil Fired Central Heating
- Lounge, Kitchen Diner and Study
- Ground Floor WC
- Established Shrubs, Trees and Fruit Trees
- EPC Rating - E, Council Tax Band - A

[Click here to access the Energy Performance Certificate for East Cottage, Main Road, Swineshead, Boston, Lincolnshire, PE20 3PZ](#)



Overview

Situated in a non-estate location with open field views and direct access to the A17, this spacious two bedroom semi-detached cottage offers a rare combination of character, outside space and practicality, ideal for those seeking a more rural setting while remaining well placed for commuting, including close proximity to the train station.



The accommodation offers a well-balanced and versatile layout, comprising a lounge, kitchen/dining room, separate study, utility and ground floor WC, providing a practical flow to the ground floor. To the first floor are two generous double bedrooms and a family bathroom. The property further benefits from oil fired central heating, with the vendors advising the boiler was refitted in 2025, together with modern uPVC windows.

Occupying a large plot, the outside space is a particular feature, with ample off-road parking, generous lawned gardens and a range of established shrubs, trees and fruit trees creating a mature and attractive setting. A substantial brick built double garage provides excellent storage, workshop potential or additional parking, while a further outbuilding adds useful ancillary space.

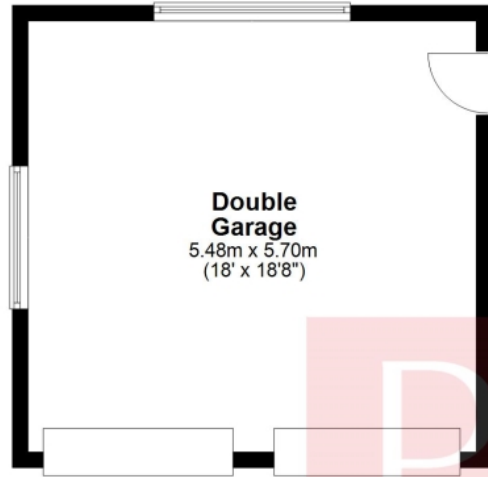
An appealing opportunity to acquire a spacious cottage in a non-estate position, offering countryside outlooks, excellent commuter links and generous grounds.

Agents note:- We are advised by the owners that there is full fibre broadband by Quickline connected.

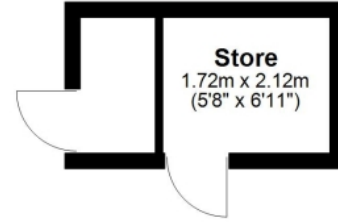




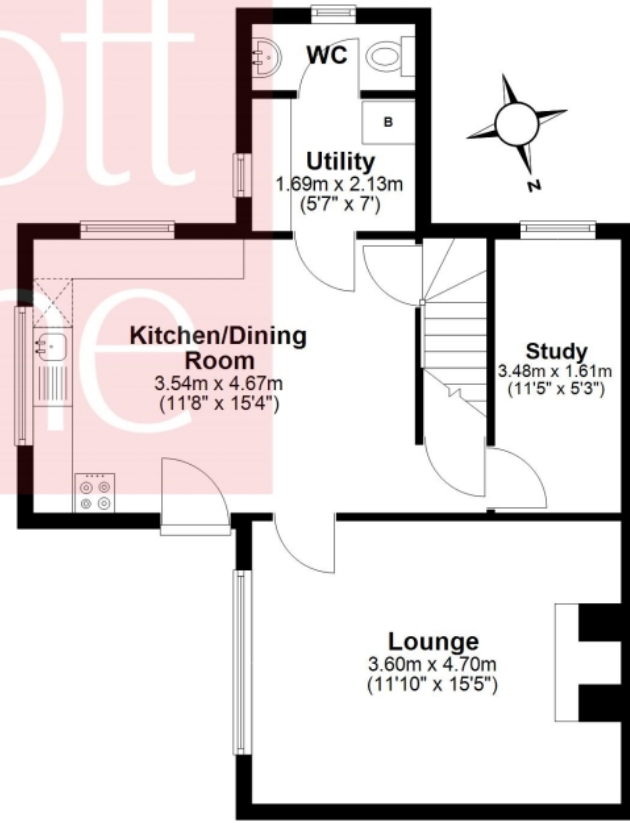
Garage to Left
Approx. 31.2 sq. metres (336.2 sq. feet)



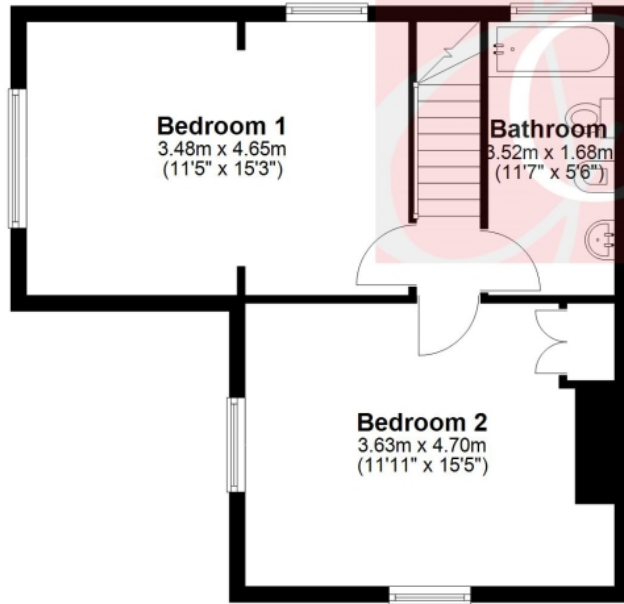
Outbuilding to Rear
Approx. 5.5 sq. metres (58.7 sq. feet)



Ground Floor
Approx. 49.2 sq. metres (530.0 sq. feet)



First Floor
Approx. 42.7 sq. metres (459.9 sq. feet)

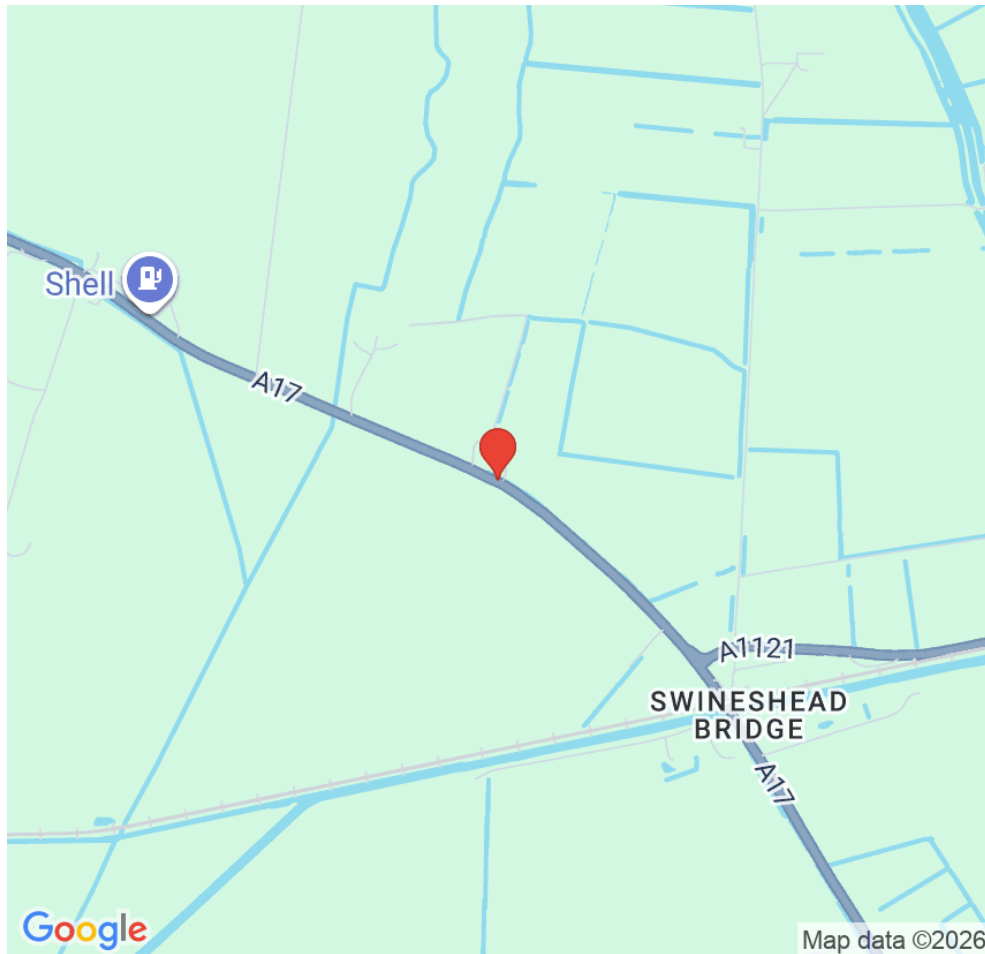


Total area: approx. 128.6 sq. metres (1384.8 sq. feet)

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



Location



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