



Bentleys

Main Road, Carrington, Boston, Lincolnshire PE22 7HX

£185,000
NO ONWARD CHAIN

BELL



Bentleys

Main Road, Carrington, Boston PE22 7HX

Lincoln – 29 miles

Grantham – 37 miles with East Coast rail link to London

Boston – 8 miles

Coningsby – 7 miles

(Distances are approximate)

A quintessential Lincolnshire cottage pleasantly situated within the rural hamlet of Carrington. Internally the property provides triple aspect 20' x 12' feet living room, kitchen, utility room, ground floor bathroom and two bedrooms upstairs. Outside this detached cottage stands with in attractive gardens that enjoy views over open countryside. There is ample parking and attached garage. The shopping, social and educational facilities can be found within the nearby villages of Sibsey, Coningsby and Tattershall. Some updating is required, but the property offers an exciting opportunity to enhance this charming period cottage.



Accommodation

Entrance into the property is gained through a uPVC door into:

Entrance Lobby 8' 0" x 8' 6" (2.44m x 2.59m)

With views over the garden, would also make a nice dining room. There is electric heater, power points doorway to kitchen and door to:

Bathroom 8' 9" x 6' 0" (2.66m x 1.83m)

With a white suite comprising paneled bath with shower attachment taps, pedestal wash hand basin and a low-level WC. There is electric heater and wood effect flooring.



Kitchen 11' 0" x 9' 0" (3.35m x 2.74m)

With double aspect from the front and having a range of fitted units comprising sink drainer inset to worksurface over base units, electric heater, power points timber door to living room and timber door to:

Utility Room 8' 8" x 5' 10" (2.64m x 1.78m)

With worksurface over base unit, space and plumbing for washing machine and power points.

Living Room 20' 1" x 12' 0" (6.12m x 3.65m)

With triple aspect over the rear garden and having multi-fuel stove, television point and power points.

First Floor

With electric heater and timber doors to:

Bedroom 1 12' 0" x 10' 2" (3.65m x 3.10m)

With side aspect and having power points.

Bedroom 2 12' 1" x 9' 9" (3.68m x 2.97m)

With side aspect and having deep built-in linen cupboard and power points.

Outside

The property is approached through an iron gate and leads over a driveway providing ample parking and leads to **Garage**, with up and over door. The remaining garden is predominantly laid to a wide variety of colourful shrubs, trees and hedging to borders.

East Lindsey District Council – Tax band: B
EPC Rating: E

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Woodhall Spa Office.
19 Station Road, Woodhall Spa. LN10 6QL.
Tel: 01526 353333
Email: woodhallspa@robert-bell.org.
Website: <http://www.robert-bell.org>

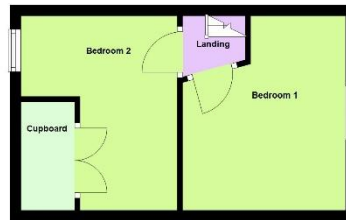
Brochure prepared 15.06.2026



Ground Floor



First Floor



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Email: woodhallspa@robert-bell.org

www.robert-bell.org

