



**Kanoni Cottage Mill Lane, Swineshead, Boston, PE20 3PE**  
**Offers in the region of £320,000**



## Kanoni Cottage Mill Lane, Swineshead, Boston, PE20 3PE

Kanoni Cottage is a beautifully presented detached two-bedroom cottage set in a peaceful rural location, offering a perfect blend of period charm and modern comfort. Featuring a spacious living room, formal dining room, stylish kitchen, sunroom, and ground floor bathroom, the home flows effortlessly and is filled with natural light. Upstairs offers two generous double bedrooms with tranquil views. Outside, the property boasts a private driveway, mature wraparound gardens, and a versatile outbuilding ideal for storage or studio use. With approximately 787 sq ft of internal space, this rare countryside retreat offers privacy, character, and convenience in equal measure.



Summary

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Living Room

14'7" x 12'2" (4.47 x 3.73)

Spacious central room with access to the stairs and kitchen.

Dining Room

11'6" x 12'3" (3.51m x 3.73m)

Ideal for formal dining or potential conversion into a study or guest room

Sunroom

9'9" x 7'11" (2.97m x 2.41m )

Bright space at the rear; could serve as a reading nook, breakfast area, or hobby room.

Kitchen

8'6" x 7'0" (2.59m x 2.13m)

Located centrally, with access to the sunroom, bathroom, and living room.

Bathroom

5'1" x 6'10" m (1.56 x 2.10 m)

Fully equipped family bathroom located just off the kitchen.

Bedroom 1

11'6" x 12'2" m (3.51 x 3.72 m)

Great sized double bedroom.

Bedroom 2

8'6" x 12'4" m (2.61 x 3.76 m)

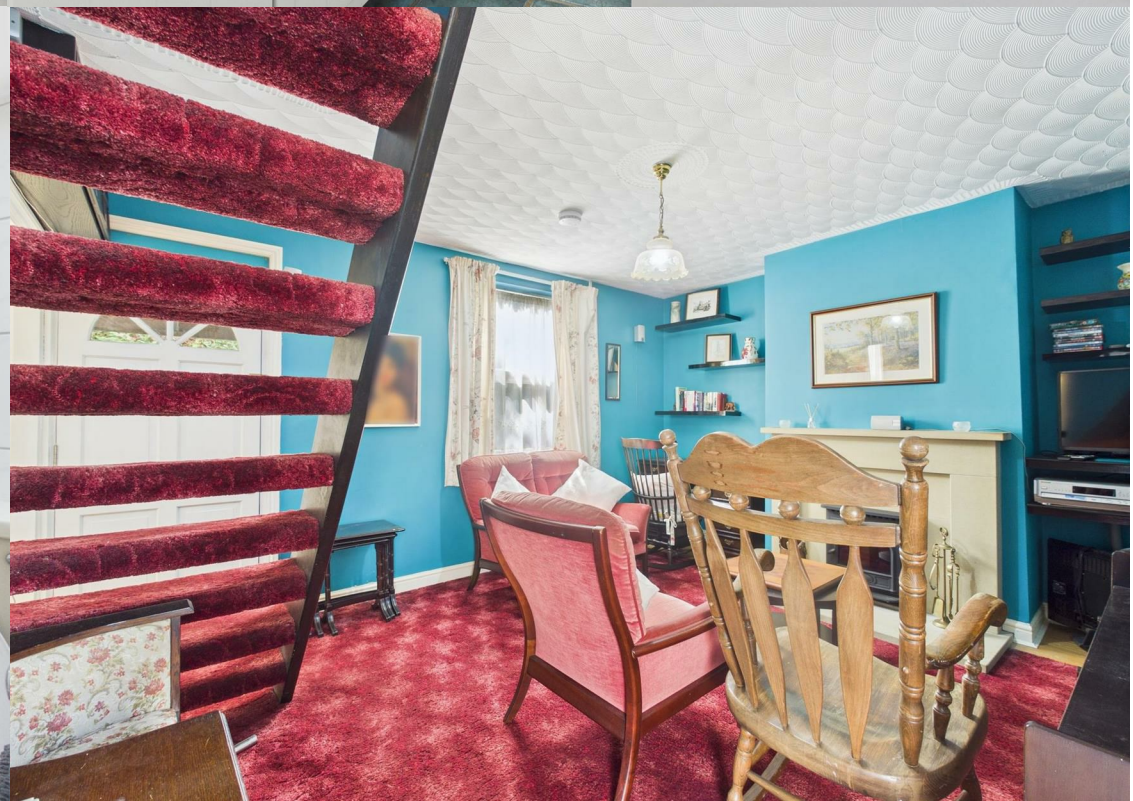
Well proportioned double bedroom.

Landing

2'9" x 2'11" (0.84m x 0.89m)

Small space providing access to both bedrooms.

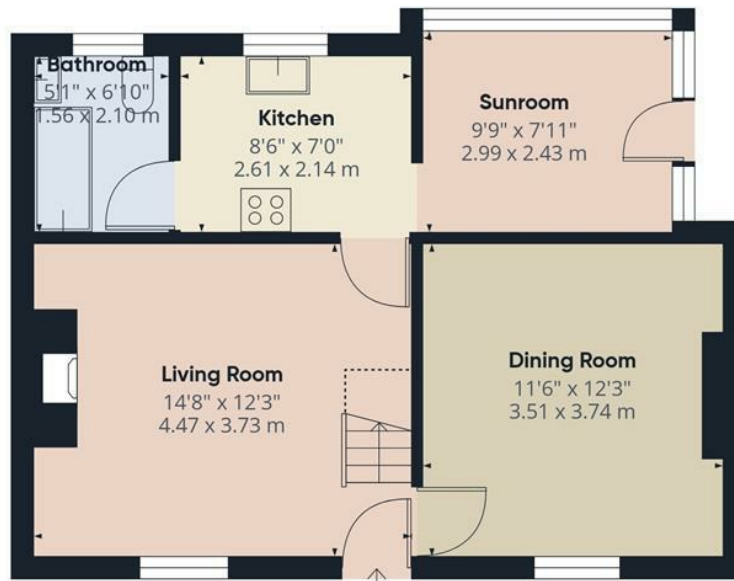




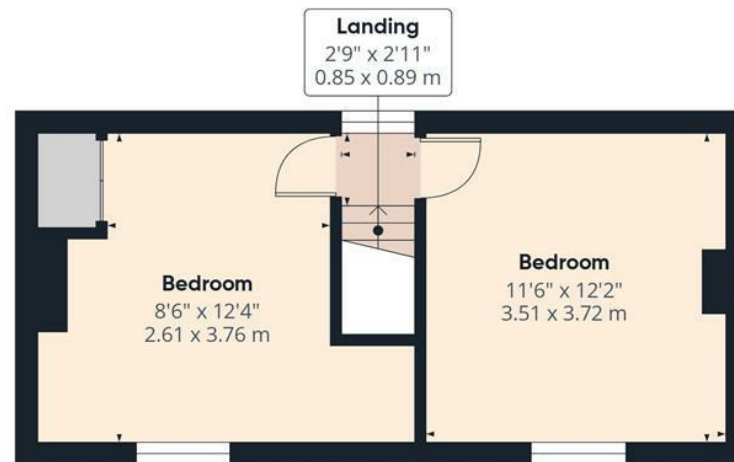








Ground Floor



Floor 1

**Approximate total area<sup>m</sup>**

787 ft<sup>2</sup>

73 m<sup>2</sup>

**Reduced headroom**

10 ft<sup>2</sup>

0.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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