



# Tethers

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Situated in a village position between the historic market town of Boston and the coastal resort of Skegness, Wrangle enjoys amenities to include a village shop, takeaway, two pubs and a primary school.

Tethers is a spacious and incredibly well-presented bungalow with ample parking and turning space for several vehicles and a generous rear garden which enjoys open country views over the neighbouring countryside. It has three double bedrooms with an en-suite to the master bedroom and the family bathroom has recently been upgraded to a fully tiled modern shower-room.

The garden is south-facing and so the dining-kitchen and the conservatory which is off the lounge at the back of the house are filled with sunshine on brighter days. The garden has a potting shed and summerhouse which will be included within the sale.





A side Entrance door leads into the **Entrance Porch** which has in turn a stained glass door leading through to the:

**Entrance Hall** – Having a radiator, built in airing cupboard housing the hot water cylinder and shelving and an additional cloaks cupboard. Loft access to a partly boarded loft with ladder and light.

**Lounge 17'0 x 12'0 (5.18m x 3.65m)** – With a radiator, two central ceiling lights and sliding patio doors through to the:

**Conservatory 11'0 x 10'0 (3.35m x 3.04m)** – Of brick and uPVC construction with fitted blinds, a tiled floor, radiator, French doors to the rear patio and garden and a ceiling light / fan.

**Kitchen-Diner 17'0 x 9'11 (5.18m x 2.77m)** – Having a uPVC door to the side and uPVC windows to the side and rear. There is a tiled kitchen floor and a radiator along with a range of granite effect worksurfaces with drawer and cupboard units at both base and eye level. There is an inset single drainer sink unit with mixer tap over and splash back tiling to the walls where appropriate. Inset appliances include an electric hob with extractor fan over and a double oven. There is space beneath worksurface for washing machine and space for a fridge-freezer.



**Bedroom One 13'0 x 11'0 (3.96m x 3.35m)** – Having a uPVC window to the front aspect with fitted blinds, radiator, and door to:

**En-Suite Shower Room** – Having tiled shower enclosure, wash basin with cupboard beneath, close coupled WC and towel rail. There is a uPVC window to the side and shaver point.

**Bedroom Two 11'11 x 10'0 (3.39m x 3.04m)** – Having uPVC window to the front with fitted blinds and a radiator.

**Bedroom Three / Dining Room 9'0 x 9'0 (2.74m x 2.74m)** – Having a uPVC to the side, radiator.

**Shower Room** – Having uPVC window to the side, fully tiled walls and flooring. There is a double shower enclosure with sliding door, wash basin with cupboards beneath and illuminated mirror over and an adjoining fitted WC.

**Outside** – To the front of the property is an extensive gravel driveway providing ample off road parking and hard standing for several vehicles to the front and side of the bungalow. The driveway leads up to the Single Garage – having up and over door, light and power as well as a door to the rear.

The generous back garden is south-facing and comprises a paved patio with a retaining wall that opens through to the lawned garden beyond. There are flowering plants and shrubs along the borders as well as an archway trailing in honeysuckle and there are lovely open views to the rear over the countryside.

A potting shed and summerhouse will be included in the sale of the property.

EPC – D

Council Tax Band – B

Oil Fired Central Heating

Note: All measurements are approximate and should be used as a guide only. None of the services connected, fixtures or fittings have been verified or tested by the Agent and as such cannot be relied upon without further investigation by the buyer. All properties are offered subject to contract.

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