





For anyone looking to move in order to fully embrace the ideal country lifestyle, Heather House seems to offer the perfect potential. Situated along a country lane with neighbouring open fields to three aspects, the property is in a superb position for dog walkers and cyclists and anyone simply looking for a quieter pace of life on the east coast.

Typical of some properties in rural Lincolnshire, Heather House has actually been in the same family since it was built, which in itself is quite a testament to both the property and the location. The ground floor accommodation includes three reception rooms with a lounge, dining room and a garden room, plus of course the kitchen, with three bedrooms and the shower room occupying the first floor.

Outside, the generous plot is a great reminder of why older properties, even those needing updating, continue to be in-demand with so many buyers. Not only does it enjoy the aforementioned open views, being set well-back from the lane, Heather House has parking for several vehicles or perhaps a caravan or motorhome. There is also a substantial garage leading through to a workshop which could suit buyers interested in vehicle or furniture restoration or indeed any hobby needing an abundance of storage or space beyond which more modern properties sometimes afford.

The village of Leverton lies approximately six miles from Boston and twelve miles from the coastal resort of Skegness and offers a range of amenities including a village shop, Travellers Rest Café, the Three Horseshoes pub/restaurant and a community centre. The village enjoys a fascinating history, steeped in agricultural and horticultural farming and has been the subject of several books, having roots dating before even before Roman times.

- Detached Three Bedroom Family Home
- Situated On a Sought-After Country Lane
- Superb Views Over Neighbouring Fields
- Lounge, Dining Room and Garden Room
- Generous Garage and Workshop
- Ample Parking For Several Vehicles
- Offered With No Onward Chain
- Oil-Fired Central Heating
- Tenure: Freehold. EPC 'D' 57. Council Tax 'C'

\*Please note: The property is not connected to mains drainage.







Entrance – Via a uPVC front door into the: **Entrance Hall** -With staircase to the first floor with understairs cupboard and door through to the:

### **Dining Kitchen 14'7 x 9'3 (4.44m x 2.82m)**

Having uPVC obscure-glazed door and a window to the side. The kitchen comprises a range of fitted cupboard and drawer units to both base and eye level, with work surfaces having an inset stainless steel style sink/ drainer, four ring hob and oven unit below. Tiling as appropriate, radiator and built-in cupboard.

### **Lounge 11'8 x 12'4 (3.56m x 3.75m)**

Having a uPVC window overlooking the front, feature fireplace with tiled hearth, wall lights to either side, radiator and open access extending into the dining room.

### **Dining Room 11'11 x 10'9 (3.62m x 3.26m)**

The dining room has radiator, wall light, open access to the lounge and sliding door to the garden room.



### **Sun Room/ Garden Room 19'7 x 8'9 (5.96m x 2.66m)**

The garden room is a lovely size and enjoys an abundance of natural light and considerable privacy, having French doors leading out to the garden, radiator and wall lights.

**First Floor Landing** – doors are arranged off the landing to the airing cupboard and the three double bedrooms:

### **Bedroom One 12'4 x 11'8 (3.75m x 3.56m)**

A generous double bedroom, bedroom one has far-reaching open views over neighbouring fields to the front. Radiator

### **Bedroom Two 11'11 x 10'9 (3.63m x 3.28m)**

Also a good size double bedroom with uPVC window to the rear overlooking the garden and neighbouring fields. Radiator.

### **Bedroom Three 9'3 x 6'11 (2.82m x 2.11m)**

With uPVC window to the rear overlooking the garden and neighbouring fields. Radiator.

### **Shower Room**

The shower room comprises a white suite of low-level WC, pedestal hand basin and walk-in shower enclosure. Wall tiling and obscured window to the side.

### **Outside**

The property is approached over a concrete driveway with turning bay, leading up to a generous **Garage 19'11 x 16'1 (6.08m x 4.89m)** with up/over door, service door, power and light. The garage also has cloakroom/WC, window to the side, a further door through to the rear garden and access to the: **Workshop 15'7 x 11'2 (4.74m x 3.41m)** with windows to the side and rear and service door. Both front and rear gardens have been well-maintained and are principally laid to lawn, bordered with trees, shrubs and hedging















Total area: approx. 153.0 sq. metres (1646.9 sq. feet)

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Plan produced using PlanUp.

### **NOTE:**

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