



£289,950

Cherry Holt Cottage, Church End, Wrangle, Boston, Lincolnshire, PE22 9EW

NEWTONFALLOWELL



Church End, Wrangle
Boston, Lincolnshire, PE22 9EW
£289,950 Freehold

WELCOME TO CHERRY HOLT COTTAGE

uPVC entrance door through to the:

ENTRANCE LOBBY

Having quarry tiled floor and door to the:

SITTING ROOM

13'8" x 13'6" (4.17m x 4.11m)

Having sealed unit double glazed uPVC windows to front & side elevations, laminate flooring, television aerial connection point, staircase rising to first floor and brick fireplace with multi-fuel burner.

KITCHEN

21'2" x 6'1" (6.45m x 1.85m)

Having sealed unit double glazed uPVC windows to side & rear elevations, sealed unit double glazed uPVC french doors to rear elevation & garden, radiator, laminate flooring and understairs storage cupboard. Fitted with a range of base & wall units with solid oak work surfaces & tiled splashbacks comprising: belfast sink inset to work surface with cupboards & drawers under. Work surface return incorporating breakfast bar with cupboards & drawers under. Further work surface with space for LPG range style cooker, cupboards & drawers under, cupboards over, larger cupboard to side.

A detached house in a village location and on a plot of nearly a quarter of an acre. Having well presented accommodation full of character comprising: entrance lobby, sitting room with multi-fuel burner, fitted kitchen, utility room, cloakroom and lounge to ground floor. Master bedroom with en-suite and area with french doors & small balcony overlooking the rear garden, further double bedroom and family bathroom to first floor. (The master bedroom was formerly two bedrooms and could easily be converted back to create a three bedroom property) Outside the property is set in lawned gardens with a garage, barn and barn/workshop. The property benefits from oil central heating and double glazing.



UTILITY

Having sealed unit double glazed uPVC window to rear elevation, radiator, laminate flooring, work surface with inset stainless steel sink & drainer, cupboard, space & plumbing for automatic washing machine and further appliance space under.

CLOAKROOM

Having radiator, laminate flooring, extractor, close coupled WC and wall mounted hand basin.

LOUNGE

13'9" x 13'6" (4.19m x 4.11m)

Having sealed unit double glazed uPVC windows to front & side elevations, radiator, laminate flooring and fireplace with marble hearth, tiled back, inset electric fire and ornamental surround.



FIRST FLOOR LANDING

Having sealed unit double glazed uPVC window to rear elevation, radiator, smoke alarm and access to roof space.

MASTER BEDROOM

20'5" x 12'7" (6.22m x 3.84m)

(formerly two bedrooms - easily converted back) Having sealed unit double glazed uPVC window to front elevation, sealed unit double glazed uPVC french doors to small balcony, two radiators, built-in cupboard and television aerial connection point.

EN-SUITE

Having majority tiled walls, shaver point, extractor, shower enclosure with mixer shower fitting, close coupled WC and hand basin inset to vanity unit with cupboard under.





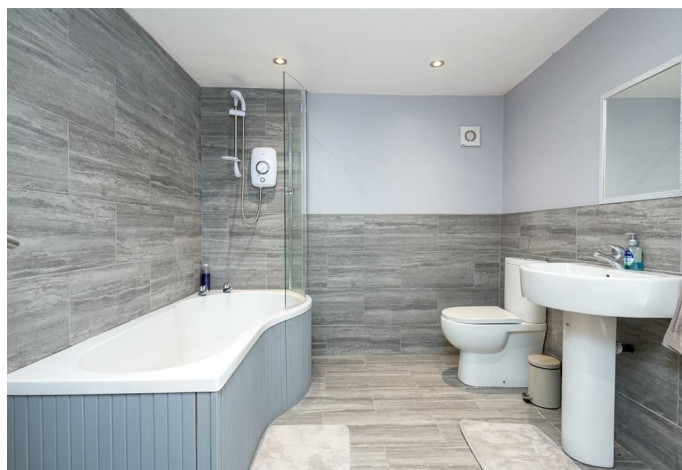
BEDROOM TWO

12'9" x 12'1" (3.89m x 3.68m)

Having sealed unit double glazed uPVC window to front elevation, radiator, laminate flooring and ornamental cast iron fireplace.

FAMILY BATHROOM

Having sealed unit double glazed uPVC window to rear elevation, inset ceiling spotlights, extractor, tiled floor and part tiled walls. Fitted with a white suite comprising: shaped panelled bath with electric shower fitting & anti-splash screen over, close coupled WC and pedestal hand basin.



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EXTERIOR

To the front of the property there is a small garden area enclosed by low brick walls & wrought iron fencing with a pedestrian handgate leading to the front entrance door.

GARAGE

40'0" x 12'5" (12.19m x 3.78m)

Having double wooden doors, side door to garden, light, power, hot water cylinder and oil fired boiler providing for both domestic hot water & heating. Attached to the rear of the garage there is an outside WC.

REAR GARDEN

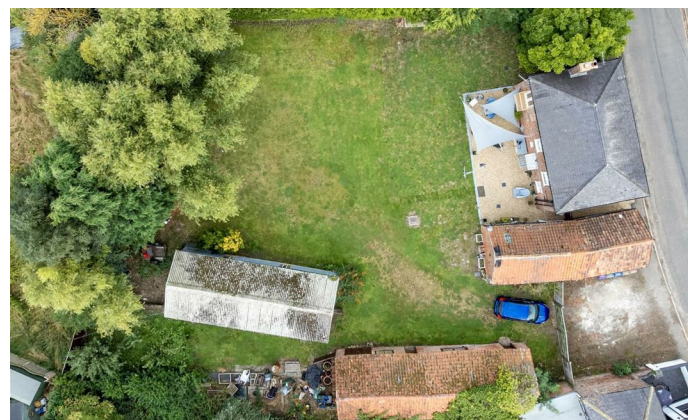
Being fully enclosed and majority laid to lawn with various mature trees, having large gravelled seating area and oil storage tank.

BRICK & TILE BARN

46'0" x 15'0" (approx) (14.02m x 4.57m (approx))

Split into three sections and having one pair of double doors and two stable doors.





BARN/WORKSHOP

40'6" x 13'3" (12.34m x 4.04m)

Having double doors, various windows, light and power.

THE PLOT

The property occupies a plot of approximately a quarter of an acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.



SERVICES

The property has mains electricity, water and drainage connected. Heating is via an oil fired boiler served by radiators and the property is double glazed. The current council tax is band C.

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

AGENT'S NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

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Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of £300 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £200 if you use their services.

For more information please call in the office or telephone 01205 353100.



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Ground Floor

Approx. 58.0 sq. metres (623.8 sq. feet)



First Floor

Approx. 56.5 sq. metres (608.6 sq. feet)



Total area: approx. 114.5 sq. metres (1232.4 sq. feet)

