



Millstones, Mill Lane, Wrangle, Boston, PE22 9HG



2



2



1

Freehold

£169,950



## Key Features

- Converted mill outbuilding
- Two double bedrooms
- Open plan lounge/kitchen/diner
- Wet room & en-suite bathroom
- Off-road parking
- Low maintenance courtyard
- EPC rating E





A converted mill outbuilding next to Toft Mill in a semi-rural village location. Having accommodation comprising: open plan lounge/kitchen/diner, two bedrooms, wet room and bathroom. Outside the property has a driveway providing off-road parking and a low maintenance courtyard. NO CHAIN

### ACCOMMODATION

Entrance door through to the:

### OPEN PLAN LOUNGE/KITCHEN/DINER

7.44m x 3.29m (24'5" x 10'10")  
Forming areas comprising:

### LOUNGE/DINING AREA

Having window to front elevation, inset ceiling spotlights, access to roof space and wood effect flooring. Open to the:

### KITCHEN AREA

Having window to front elevation, inset ceiling spotlights, radiator and tiled floor. Fitted with a range of base & wall units with work surfaces comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboards, space & plumbing for automatic washing machine under, cupboards over. Work surface return with inset electric hob, cupboard & drawers under, cupboards & concealed cooker hood over.



### INNER HALL

Having window to front elevation and radiator.

### WET ROOM

Having heated towel rail, tiled splashbacks, extractor, mixer shower fitting, close coupled WC and pedestal hand basin.

### BEDROOM ONE

4.40m x 3.37m (14'5" x 11'1")

Having window & door to front elevation, inset ceiling spotlights, radiator and access to roof space.

### BEDROOM TWO

4.64m x 3.30m (15'2" x 10'10")

(max. L-shaped) Having window & door to front elevation, radiator, access to roof space and oil fired boiler providing for both domestic hot water & heating.

### EN-SUITE

Having inset ceiling spotlights, heated towel rail, tiled splashbacks, extractor, panelled bath, close coupled WC and pedestal hand basin.





## EXTERIOR

From Mill Lane a five bar gate leads to a gravelled driveway which provides off-road parking. There is a courtyard which is gravelled with a paved footpath, block paved patio area and outside electric point.

## SERVICES

The property has mains electricity and water connected. Heating is via an oil fired boiler serving radiators and drainage is to a septic tank (approx. 20 years old).

## VIEWING

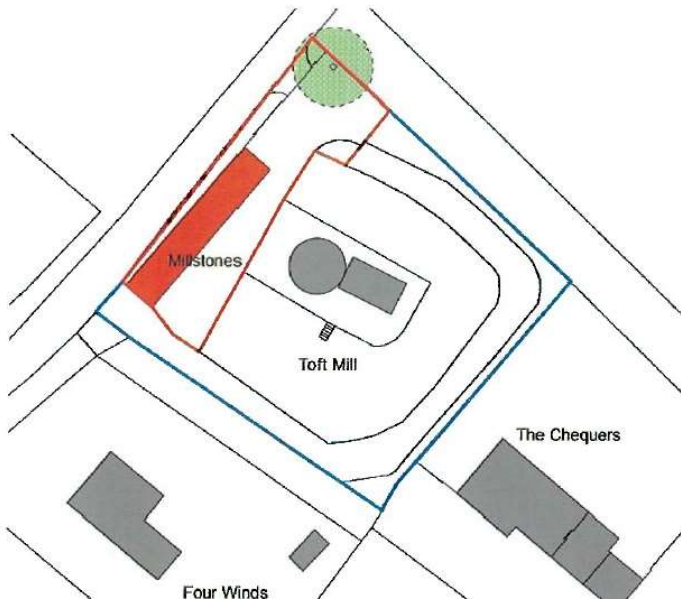
By appointment with Newton Fallowell - telephone 01205 353100.

## 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.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

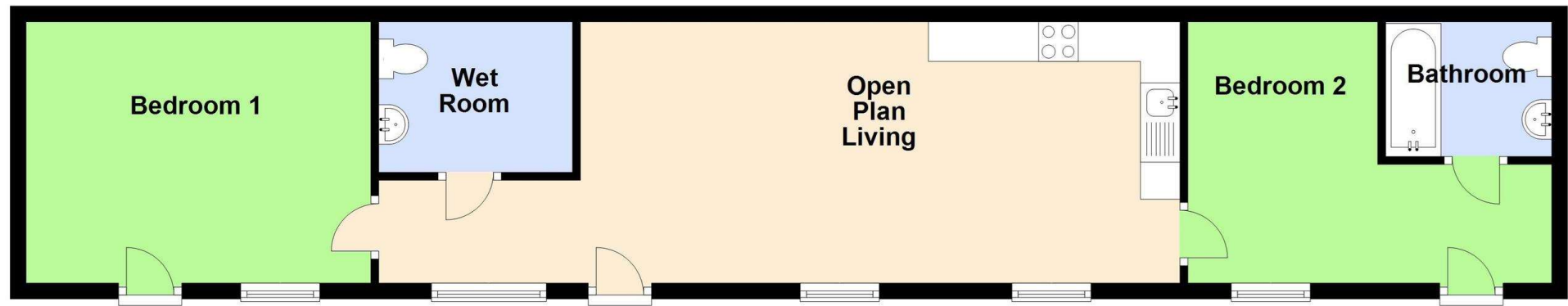




 **NEWTON  
FALLOWELL**



## Floorplan



Total area: approx. 63.7 sq. metres (685.2 sq. feet)



 **NEWTON FALLOWELL**

Newton Fallowell Boston (Sales)

01205 353100

[boston@newtonfallowell.co.uk](mailto:boston@newtonfallowell.co.uk)