



The Cottage, Tooley Lane, Wrangle, Boston, PE22 9BL



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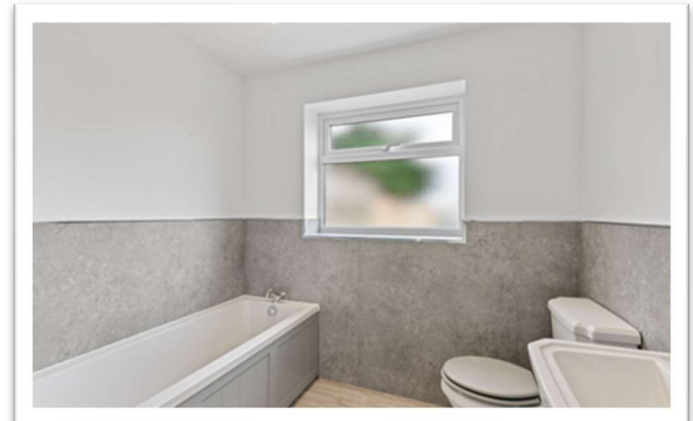
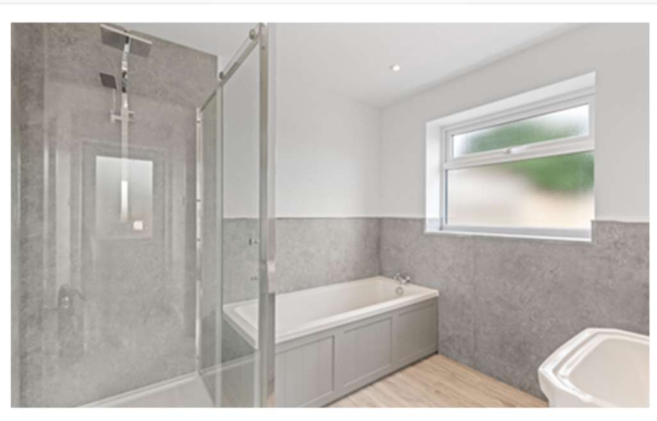
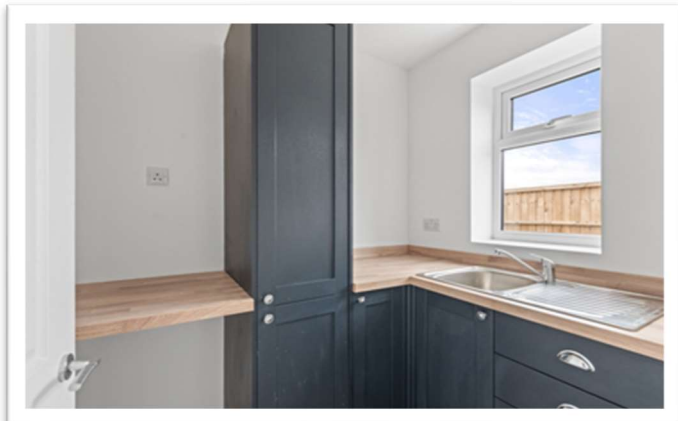
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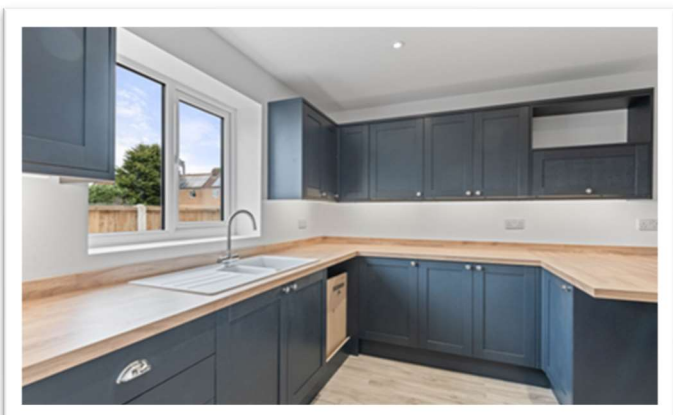
£199,950



## Key Features

- Semi-detached house
- FULLY RENOVATED
- Three bedrooms
- Lounge & dining room
- Kitchen & entrance utility
- Off-road parking to front
- Enclosed rear garden
- EPC rating D





A fully renovated semi-detached house in a village location and backing on to a grass field. Having accommodation comprising: entrance utility, bathroom, kitchen, dining room and lounge to ground floor. Three bedrooms to first floor. Outside the property has a driveway providing off-road parking to the front and an enclosed garden to the rear. The property benefits from oil central heating with underfloor heating to the ground floor & radiators to the first floor. The property is also has uPVC double glazing. NO CHAIN

#### ACCOMMODATION

Part glazed uPVC side entrance door through to the:

#### ENTRANCE HALL

Having wood effect flooring.

#### UTILITY

2.00m x 1.59m (6'7" x 5'2")

Having window to side elevation, wood effect flooring, work surface with inset stainless steel sink & drainer, cupboard & drawers under. work surface return with cupboard under, tall unit to side, further work surface to side with space & plumbing for automatic washing machine under, space for tumble dryer over.

#### BATHROOM

2.69m x 2.32m (8'10" x 7'7")

Having window to side elevation, wood effect flooring, mermaid board splashbacks, shower enclosure with mixer shower fitting, panelled bath, close coupled WC and pedestal hand basin.

#### KITCHEN

4.44m x 3.24m (14'7" x 10'7")

Having window to side elevation, inset ceiling spotlights and wood effect flooring. Fitted with a range of base & wall units with work surfaces & upstands comprising: 1/4 bowl composite sink with drainer & mixer tap inset to work surface, cupboards, drawers & space for dishwasher under, cupboards over. Work surface return with cupboards under, cupboards over. Further work surface return with cupboards under. Tall unit housing integrated electric oven with cupboards under & over, space for american style fridge freezer to side with cupboards over and work surface to other side with inset induction hob, cupboards & drawers under, stainless steel cooker hood over.

#### DINING ROOM

4.87m x 3.56m (16'0" x 11'8")

Having window to side elevation, understairs storage cupboard and recess for wall mounted television. Archway to the:

#### LOUNGE

3.82m x 3.00m (12'6" x 9'10")

Having window to front elevation and door to staircase rising to first floor with wall mounted electric heater.





 **NEWTON  
FALLOWELL**







### FIRST FLOOR LANDING

Having window to side elevation and access to roof space.

### BEDROOM ONE

3.59m x 3.06m (11'10" x 10'0")

Having window to front elevation and radiator.

### BEDROOM TWO

3.60m x 2.46m (11'10" x 8'1")

Having window to rear elevation and radiator.

### BEDROOM THREE

2.69m x 2.28m (8'10" x 7'6")

Having window to rear elevation and radiator.



### EXTERIOR

To the front of the property there is a gravelled area which provides off-road parking.

### REAR GARDEN

Being enclosed and laid to lawn with gravelled area and oil storage tank.

### SERVICES

The property has mains electricity, water and drainage connected. Heating is via an oil fired boiler serving underfloor heating to the ground floor and radiators to the first floor.

### VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

### AGENT'S NOTES

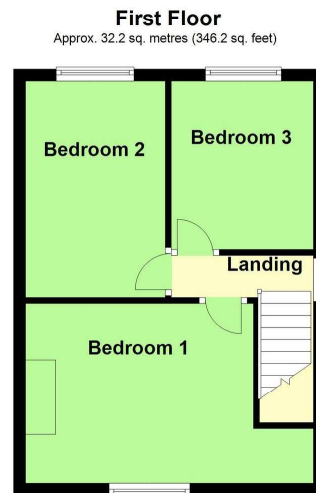
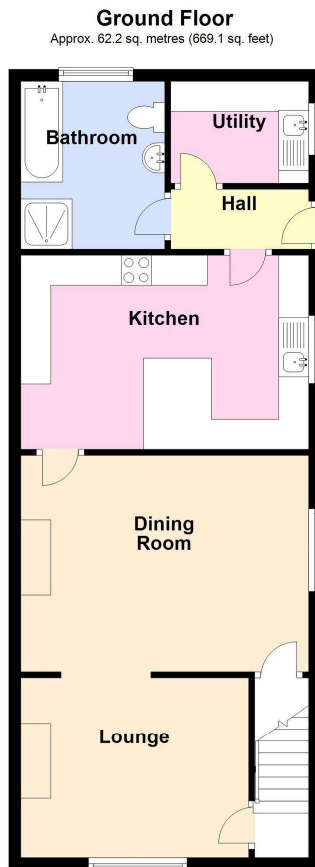
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# Floorplan



Total area: approx. 94.3 sq. metres (1015.2 sq. feet)



*View to rear*



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