



Autumn Lodge, Common Road, Wrangle, Boston, PE22 9BY



3



1



2

Freehold

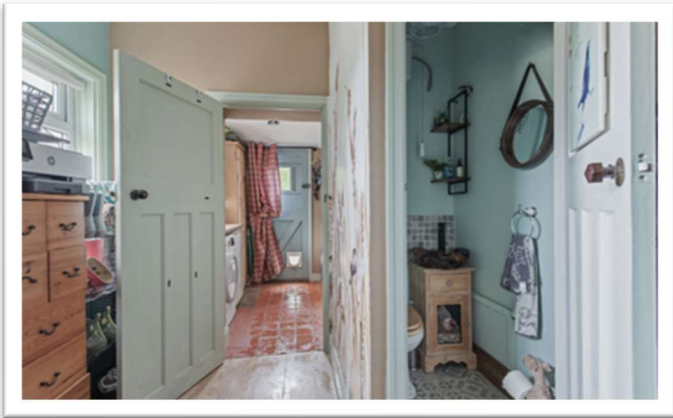
£400,000



Key Features

- Detached bungalow
- Three bedrooms
- Lounge & sitting/dining room
- Breakfast kitchen & utility
- Off-road parking & lawned rear garden
- Three paddocks & stables
- Plot approx. 1.1 acres (STS)
- EPC rating F





A detached bungalow on a plot of just over an acre, subject to survey, in a village location. Having well presented accommodation comprising: entrance hall, lounge, inner hall/study, cloakroom, utility, sitting/dining room, breakfast kitchen with bespoke units, three bedrooms and bathroom with separate shower. Outside the property has ample off-road parking, a garage, a domestic lawned garden, exercise yard, stables and three paddocks.

ACCOMMODATION

Part glazed side entrance door through to the:

CLOAKROOM

Having tile effect flooring, high level WC and hand basin.



ENTRANCE HALL

Having inset ceiling spotlights, radiator, wood flooring and built-in storage cupboard.

UTILITY

Having window to front elevation, part glazed door to side elevation, quarry tiled floor, work surface with space & plumbing for automatic washing machine & further appliance space under, larder style unit to side. Further work surface with space for tumble dryer, cupboards & drawer under.

LOUNGE

4.23m x 3.79m (13'11" x 12'5")

Having bay window to front elevation, coved ceiling, two radiators, wood flooring and feature fireplace with tiled hearth and wooden surround.

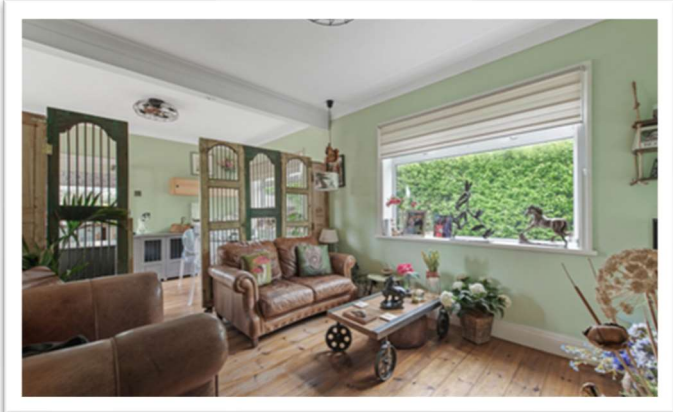
SITTING/DINING ROOM

6.61m x 4.02m (21'8" x 13'2")

(max) Having two windows to side elevation, french doors to other side elevation, coved ceiling, two radiators, wood flooring and feature fireplace with tiled back, slabbed hearth and wooden surround.

INNER HALL/STUDY

Having two windows to front elevation, radiator and wood effect flooring.







BREAKFAST KITCHEN

4.02m x 3.15m (13'2" x 10'4")

Having windows to side & rear elevations, coved ceiling with inset ceiling spotlights, radiator and vinyl flooring.

Bespoke hand-built units with solid oak work surfaces & tiled splashbacks, inset 1 1/4 bowl ceramic sink with drainer & mixer tap, cupboards, drawers & space for dishwasher under.

Work surface return with cupboards, drawers & wicker baskets under, cupboards over.

Recess housing electric range style cooker with extractor over.

 **NEWTON
FALLOWELL**



 **NEWTON FALLOWELL**



BEDROOM ONE

3.79m x 2.84m (12'5" x 9'4")

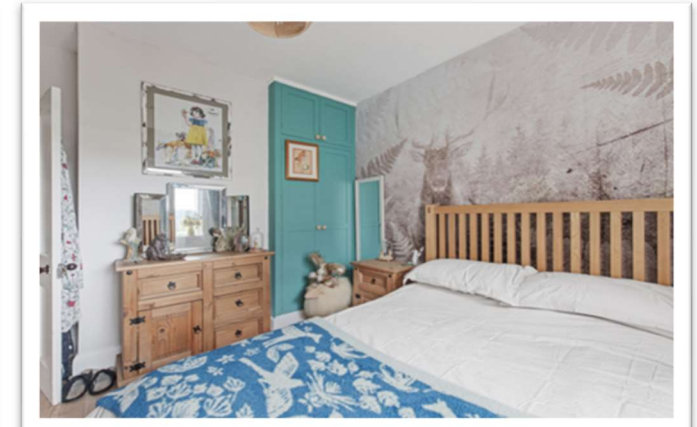
(bay in addition) Having bay window to side elevation, further window to front elevation, coved ceiling, radiator, wood effect flooring and built-in cupboards.



BEDROOM TWO

3.59m x 3.35m (11'10" x 11'0")

Having window to rear elevation, radiator, wood effect flooring and built-in cupboard.



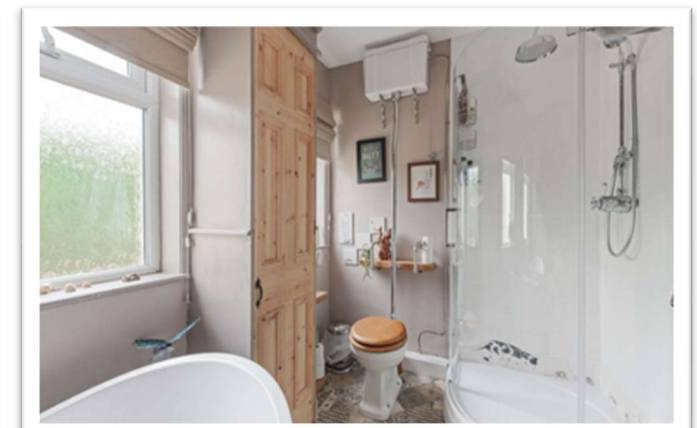
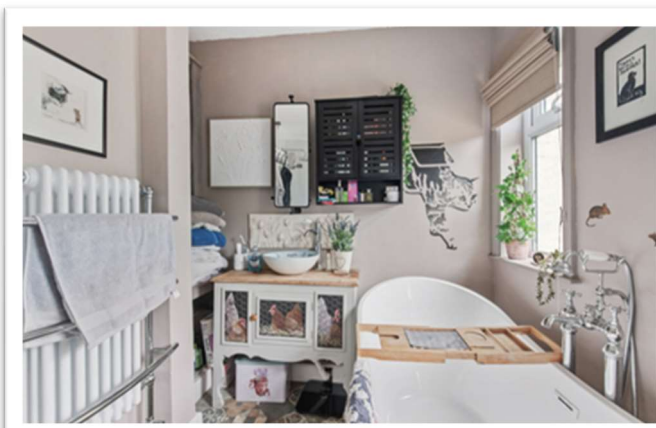
BEDROOM THREE

3.04m x 2.44m (10'0" x 8'0")

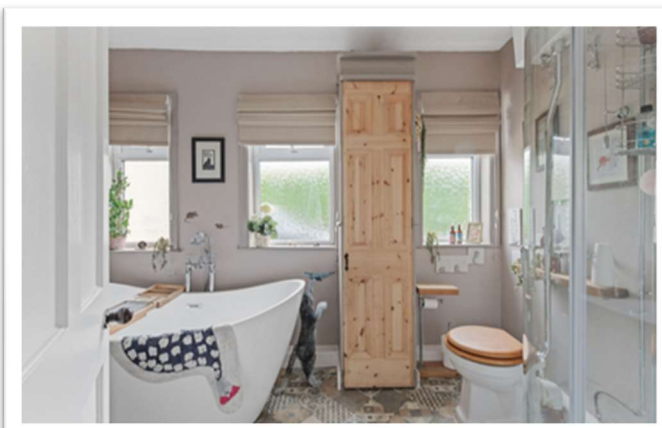
Having window to rear elevation and radiator.

BATHROOM

Having three windows to side elevation, radiator incorporating heated towel rail, tile effect flooring and built-in cupboard housing LPG fired boiler providing for both domestic hot water & heating. Fitted with a suite comprising: freestanding bath with central mixer tap, shower enclosure with mixer shower fitting, high level WC and vanity hand basin.



 **NEWTONFALLOWELL**



EXTERIOR

To the front of the property there is an enclosed gravelled area. A gravelled driveway provides off-road parking and extends down the side of the property to the:

GARAGE

With double doors to the front.

GARDENS

To the rear of the property there is an enclosed domestic garden laid to lawn with borders and a paved patio. There is gated access to a yard area with a block of two stables and two further stables with an attached wooden tack room. A gate leads to a fenced exercise area with a gate to an enclosed lawned area with a small orchard, enclosed dog run. A five bar gate leads to an enclosed grass paddock with a gate to a further enclosed grass paddock and a further gate to another enclosed grass paddock.

THE PLOT

The property occupies a plot of approximately 1.1 acres, 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 a LPG fired boiler serving radiators and the property is double glazed. The current council tax is band D.

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.





 **NEWTON
FALLOWELL**





 **NEWTON FALLOWELL**

Floorplan



Total area: approx. 112.8 sq. metres (1214.4 sq. feet)



 **NEWTON FALLOWELL**

Newton Fallowell Boston (Sales)

01205 353100

boston@newtonfallowell.co.uk

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.