



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



2



1



2

Freehold

£350,000



## Key Features

- Detached house
- Two double bedrooms
- Lounge & dining/family room
- Kitchen & utility
- Cloakroom, en-suite & bathroom
- Plot approx. 0.25 acre (STS)
- Various outbuildings
- EPC rating E





A detached house in a village location, on a plot of nearly a quarter of an acre, subject to survey and backing on to an open field.

Having well presented accommodation full of character comprising: entrance lobby, dining/family room with multi-fuel burner, fitted kitchen, utility, cloakroom and lounge to ground floor. Master bedroom with en-suite and french doors to a small balcony overlooking the rear garden, further double bedroom and bathroom to first floor.



Outside the property is set in lawned gardens with a garage/office/workshop which is suitable for conversion into an annexe subject to any necessary planning permission. There is also a studio & bar and a barn/workshop. The property benefits from oil central heating and double glazing.

#### ACCOMMODATION

Front entrance door with fanlight above through to the:

#### ENTRANCE LOBBY

Having quarry tiled floor and door to the:

#### DINING/FAMILY ROOM 4.11m x 4.17m (13'6" x 13'8")

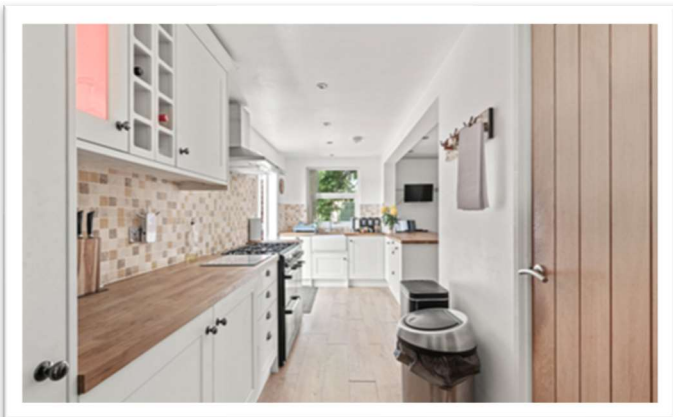
Having windows to front & side elevations, laminate flooring, television aerial connection point, staircase rising to first floor and brick fireplace with inset multi-fuel burner.

#### KITCHEN

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

Having windows to side & rear elevations, french doors to rear elevation & garden, radiator, laminate flooring and understairs storage/larder 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 Smeg range cooker with calor gas burners and two ovens (one being fan assisted), cupboards & drawers under, cupboards over, larder cupboard to side. There is also an American style fridge/freezer included in the sale.



 **NEWTON FALLOWELL**





#### UTILITY

Having window to rear elevation, radiator, laminate flooring, work surface with cupboard, space & plumbing for automatic washing machine and further appliance space under, cupboard over.

#### CLOAKROOM

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

#### LOUNGE

4.11m x 4.90m (13'6" x 16'1")

Having windows to front & side elevations, radiator and laminate flooring.



### FIRST FLOOR LANDING

Having window to rear elevation, radiator, smoke alarm and access to roof space.

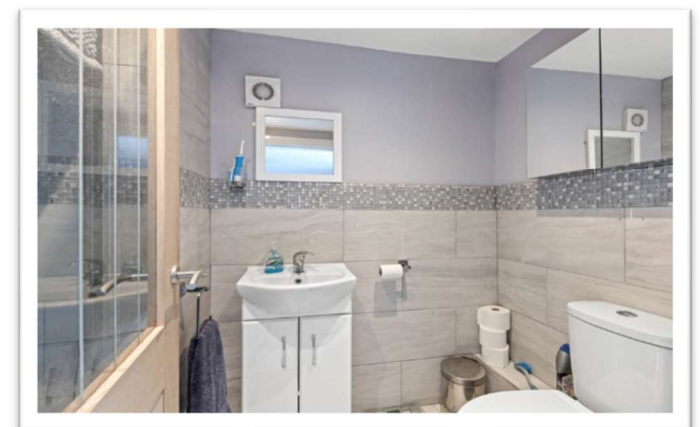
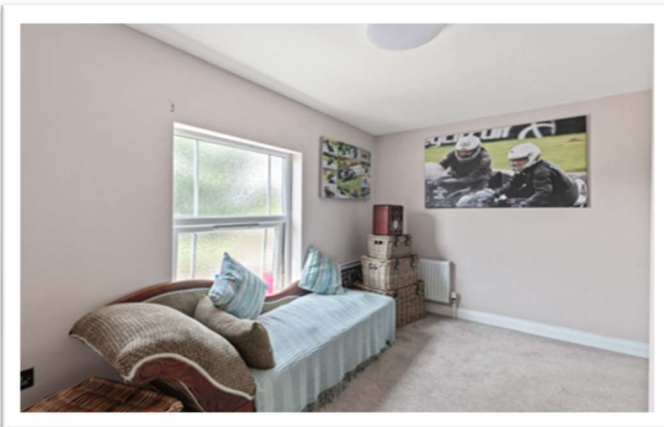
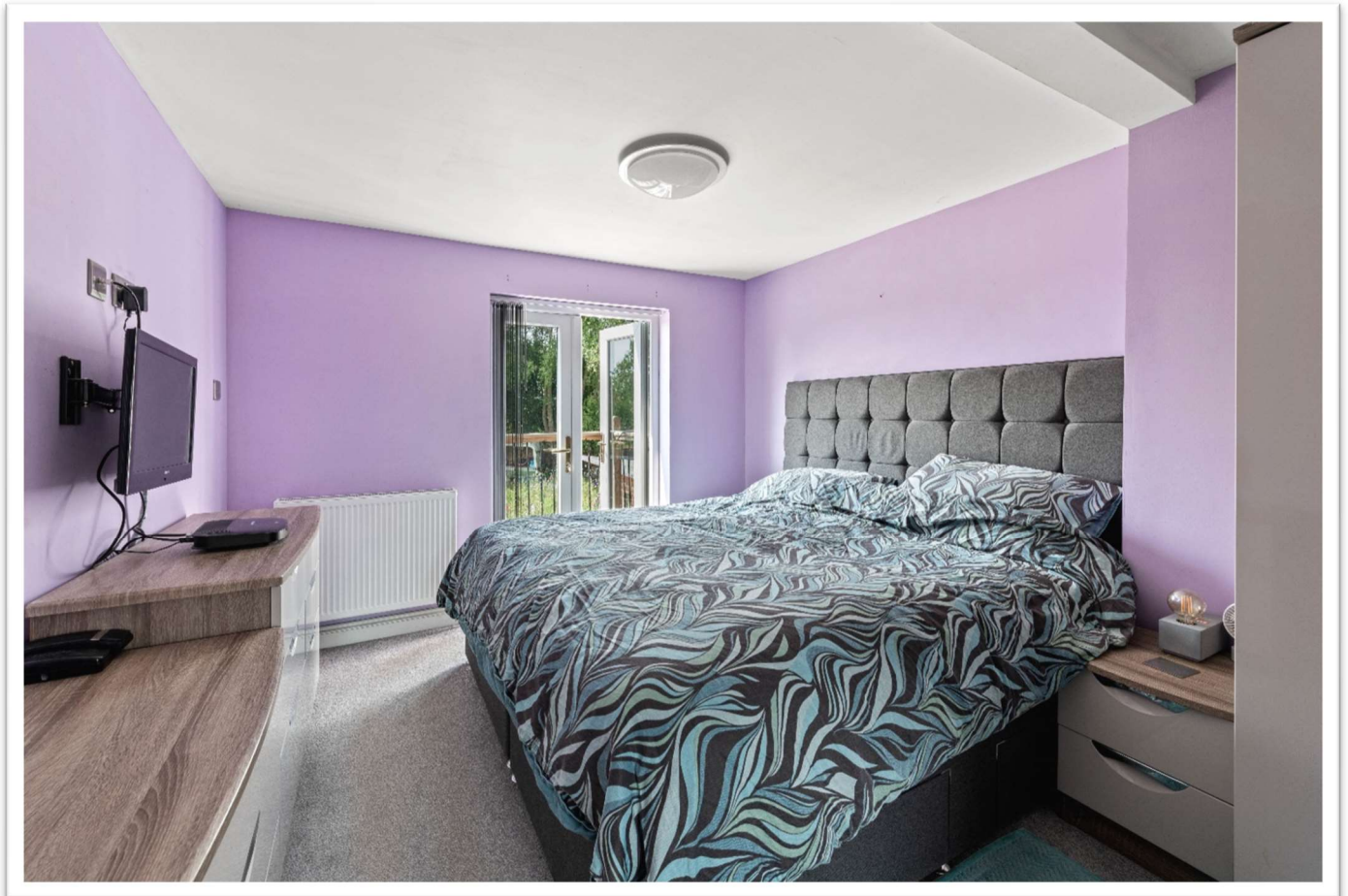
### MASTER BEDROOM

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

(formerly two bedrooms - easily converted back)  
Having window to front elevation, 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

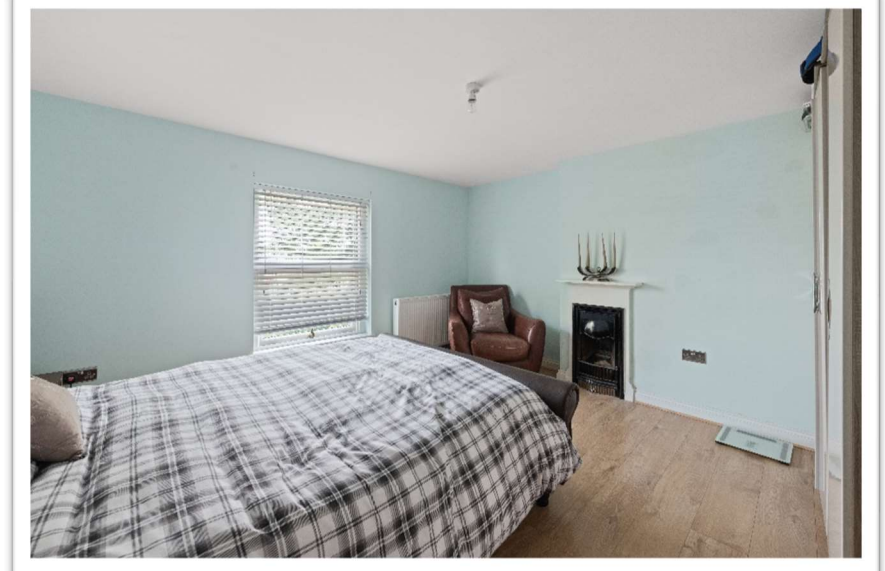
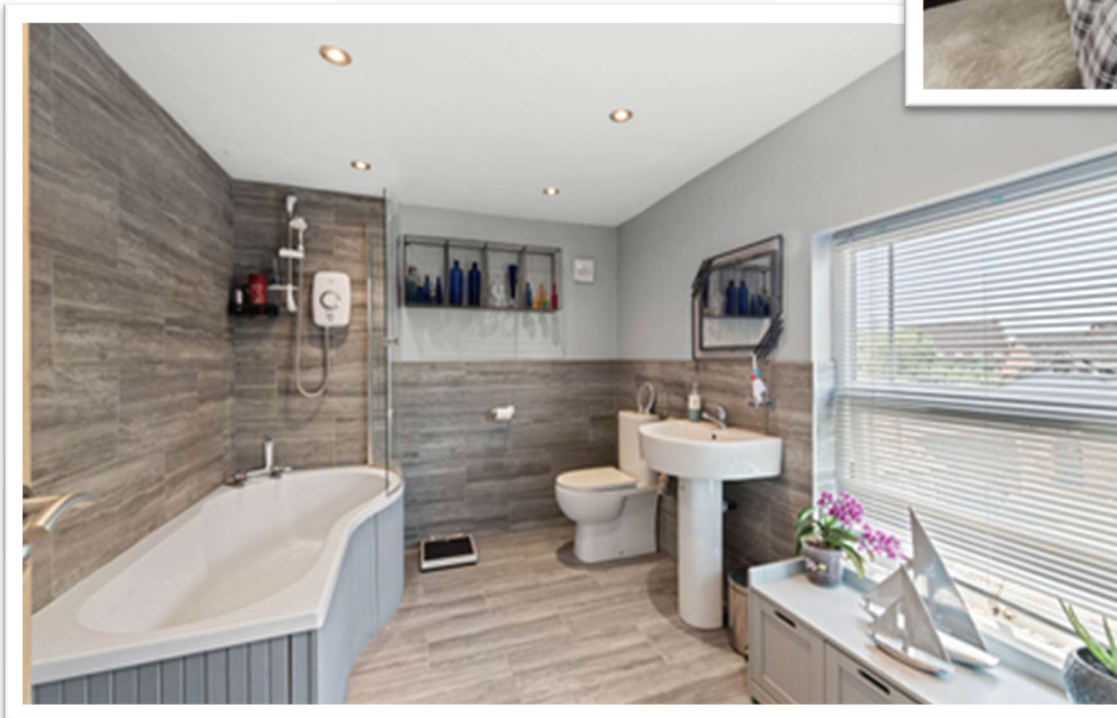
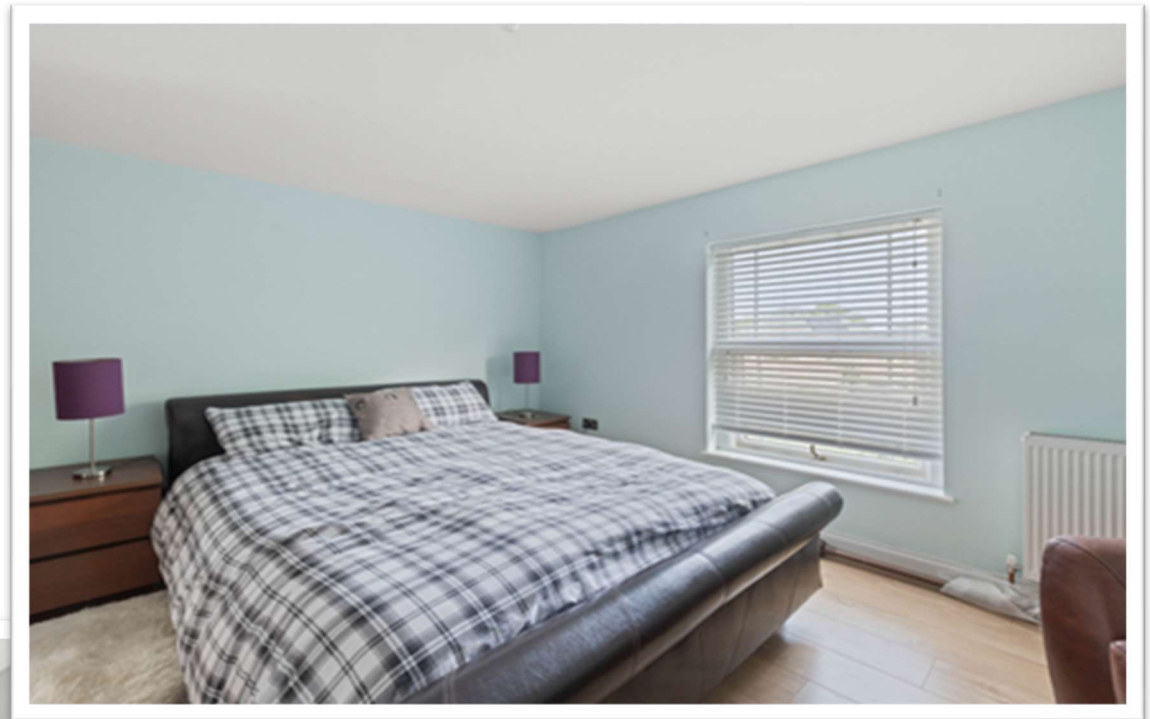
3.68m x 3.89m (12'1" x 12'10")

Having window to front elevation, radiator, laminate flooring and ornamental cast iron fireplace.

## 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.

 **NEWTON FALLOWELL**



## EXTERIOR

To the front of the property there is a small garden area enclosed by low brick walls & wrought iron fencing.

## GARAGE/OFFICE/WORKSHOP

3.83m x 11.43m (12'7" x 37'6")

Having insulated roof & walls, double wooden doors plus electric roller shutter door, uPVC side door to garden, 3 new uPVC double glazed windows to side, two radiators, light, power, hot water cylinder and oil fired boiler providing for both domestic hot water & heating. Suitable for conversion into an annexe subject to any necessary planning permission.

Electric gates open to a large driveway which provides ample off-road parking & hardstanding leading to the:

## BARN/WORKSHOP

4.04m x 12.34m (13'4" x 40'6")

Having double doors, various windows, light and power.

## REAR GARDEN

Being enclosed and having a shaped lawn with various flower beds, wild flower garden, resin patio with hot tub (included in sale), outside power points, greenhouse, vegetable plot with raised beds and a caravan which has been converted into a seating area/summerhouse.

## STUDIO

5.89m x 3.51m (19'3" x 11'6")

Of timber construction with double doors & windows to the front, light and power. Attached to the studio is a:

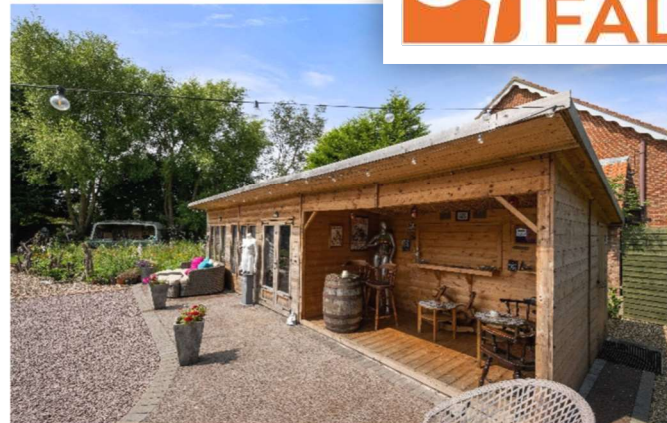
## VERANDA

2.05m x 3.57m (6'8" x 11'8")

With a serving hatch to the:

## BAR

1.43m x 3.52m (4'8" x 11'6")





### 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 and water connected. Drainage is to a cesspit. 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.

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. 114.5 sq. metres (1232.4 sq. feet)



Newton Fallowell Boston (Sales)

01205 353100

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