



Cedar Lodge, Church Lane, Wrangle, Boston, PE22 9EP



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Freehold

£425,000



Key Features

- Detached residence
- Four bedrooms
- Lounge, dining kitchen & garden room
- Bathroom, shower room & en-suite
- First floor sitting room & study
- Driveway, garage & utility
- Games room, workshop & store
- Plot approx. 0.31 acre (STS)
- EPC rating D





A detached residence on a plot of approximately 0.31 acre, subject to survey, on the outskirts of the village of Wrangle with an open view to the rear.

The property was built by the current owners approximately forty years ago and has over 2,800 of flexible and well presented accommodation comprising: entrance hall, dining kitchen, lounge, garden room, three bedrooms, bathroom, shower room and hall to ground floor. Landing/sitting room, master bedroom with en-suite bathroom and study to first floor.

Outside the property has a lawned front garden, a driveway providing ample off-road parking, a garage with attached utility and an enclosed rear garden with a brick-built games room and a brick-built workshop & store.



ACCOMMODATION

Porch recess with part glazed front entrance door & side screen through to the:

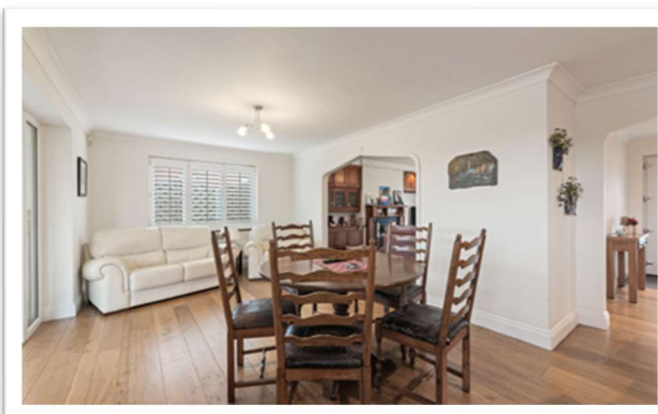
ENTRANCE HALL

Having coved ceiling with inset ceiling spotlights, solid wood flooring with underfloor heating and built-in cupboard.

DINING KITCHEN

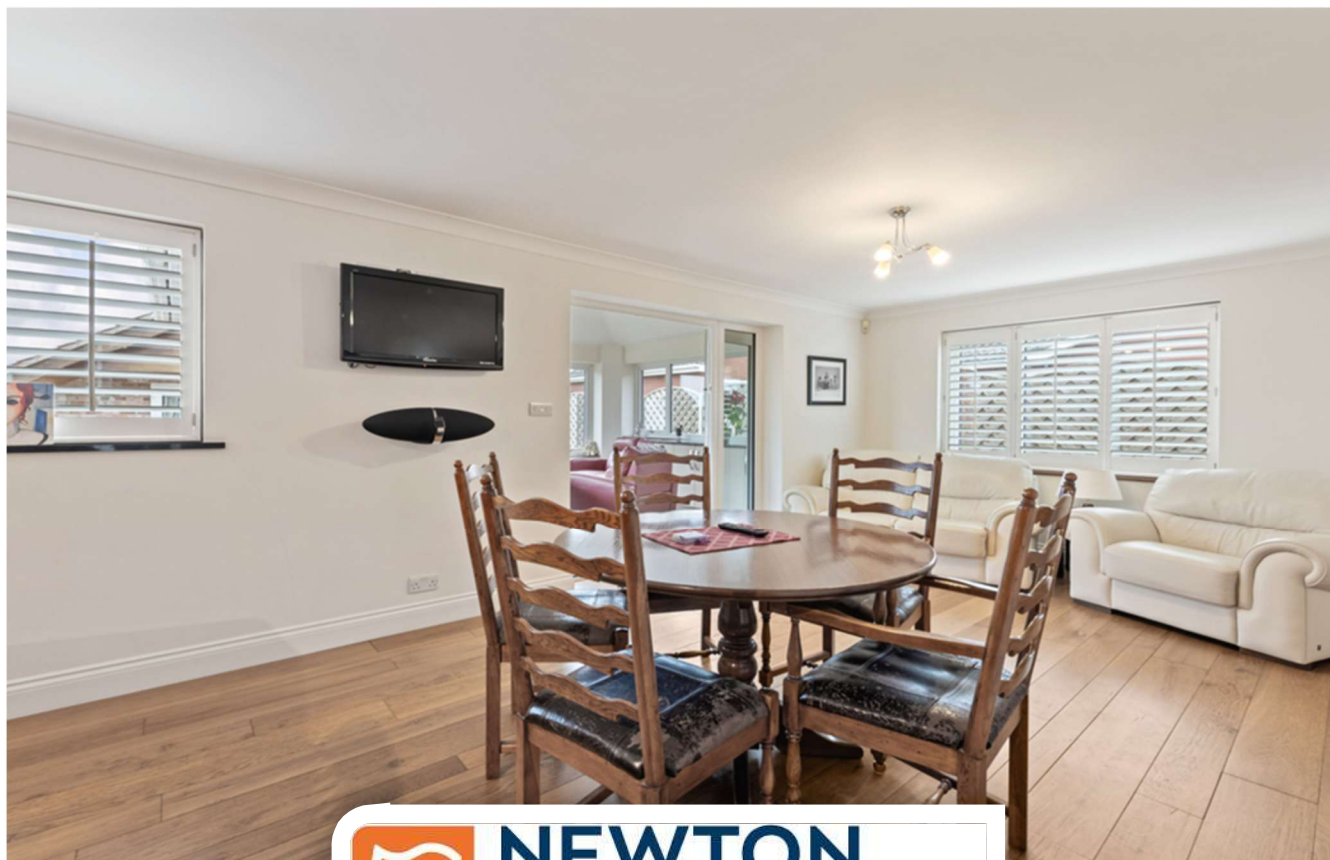
8.29m x 4.17m (27'2" x 13'8")

Having windows to side & rear elevations, coved ceiling and solid wood flooring with underfloor heating. Fitted with a range of base & wall units with granite work surfaces & tiled splashbacks comprising: undercounter sink with mixer tap inset to work surface, cupboards & integrated dishwasher under, breakfast bar to one side. Work surface return with inset five burner LPG range style cooker, pull-out units under, cupboards & cooker hood over. Further work surface return with cupboard & drawers under, cupboards over, range of tall units to side with space for american style fridge/freezer. French doors with side screen to garden room and archway to the:



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LOUNGE

5.02m x 4.55m (16'6" x 14'11")

Having window to front elevation, coved ceiling, two upright radiators, feature fireplace with cast iron & tiled insert, tiled hearth & wooden surround, built-in cupboards to one side, television plinth to other side with cupboards under & cupboard over.

GARDEN ROOM

4.52m x 3.54m (14'10" x 11'7")

Having windows to both side & rear elevations, french doors to side elevation & garden and tiled floor.



BEDROOM TWO

4.21m x 4.13m (13'10" x 13'6")

Having window to rear elevation, coved ceiling, radiator and built-in wardrobes.



BEDROOM THREE

4.18m x 2.75m (13'8" x 9'0")

Having window to rear elevation, coved ceiling, radiator and built-in wardrobe.

BEDROOM FOUR

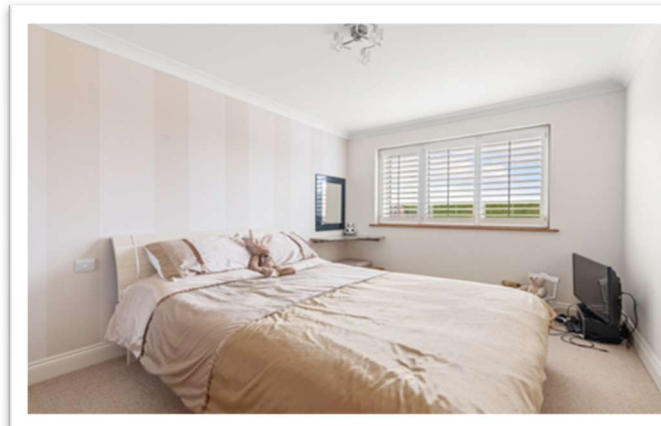
3.11m x 2.99m (10'2" x 9'10")

Having window to front elevation, coved ceiling, radiator and built-in wardrobe.

BATHROOM

4.13m x 2.18m (13'6" x 7'2")

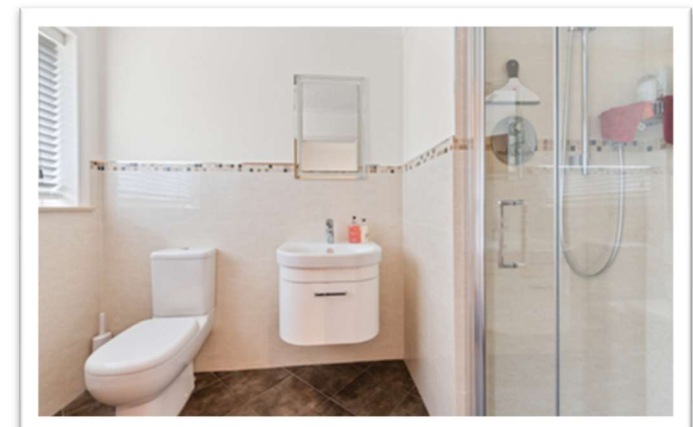
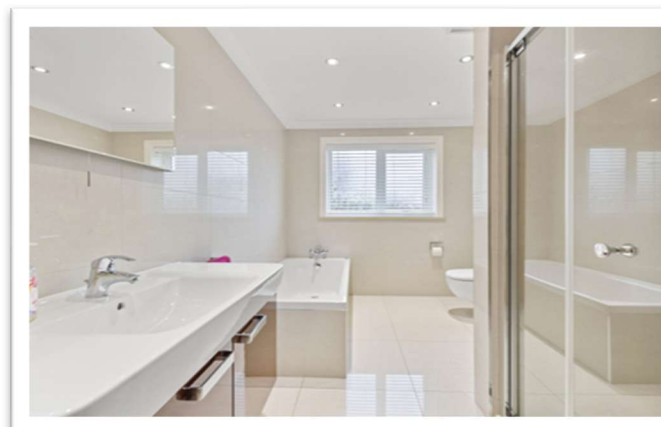
Having window to front elevation, coved ceiling with inset ceiling spotlights, heated towel rail, tiled walls, tiled floor and airing cupboard with radiator. Fitted with a suite comprising: shower enclosure with mixer shower fitting, panelled bath with mixer tap, wall mounted WC with concealed cistern and hand basin on vanity unit with cupboards under.



SHOWER ROOM

2.01m x 1.72m (6'7" x 5'7")

Having window to front elevation, coved ceiling, heated towel rail, part tiled walls and tiled floor. Fitted with a suite comprising: fully tiled shower enclosure with mixer shower fitting, close coupled WC and wall mounted hand basin with cupboard under.



HALL

Having window to front elevation, radiator and staircase rising to first floor.

FIRST FLOOR SITTING ROOM

5.54m x 4.92m (18'2" x 16'1")

(restricted head height) Having two roof windows, inset ceiling spotlights and two radiators. Storage area off with hot water cylinder and door to the study.

MASTER BEDROOM

4.9m x 4.4m (16'1" x 14'5")

(restricted head height) Having roof window, radiator, archway with built-in wardrobes to either side and door to the:

EN-SUITE

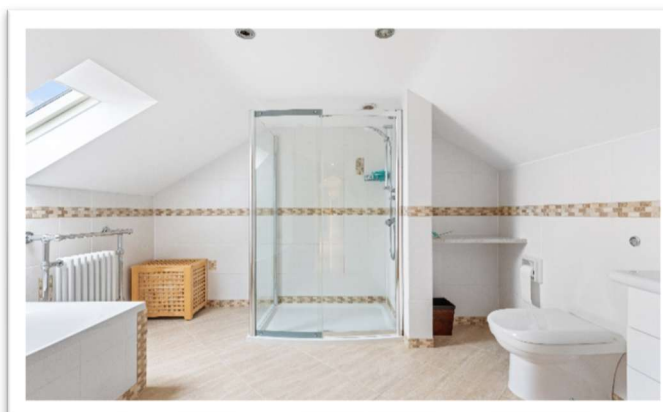
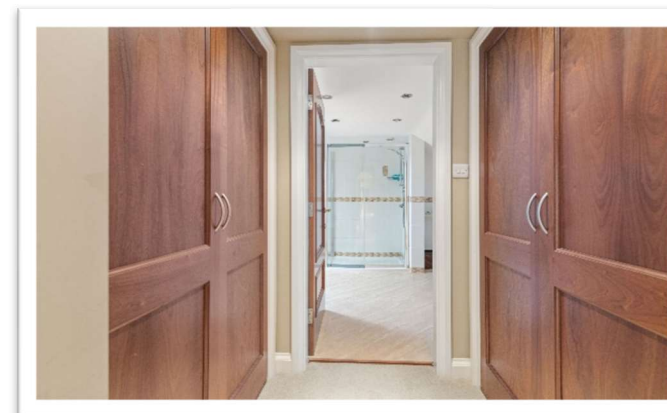
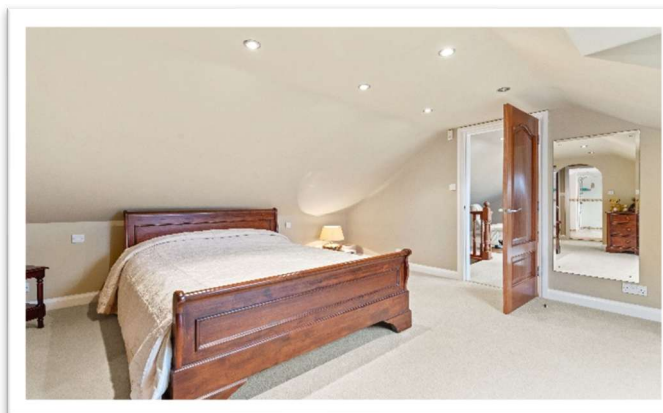
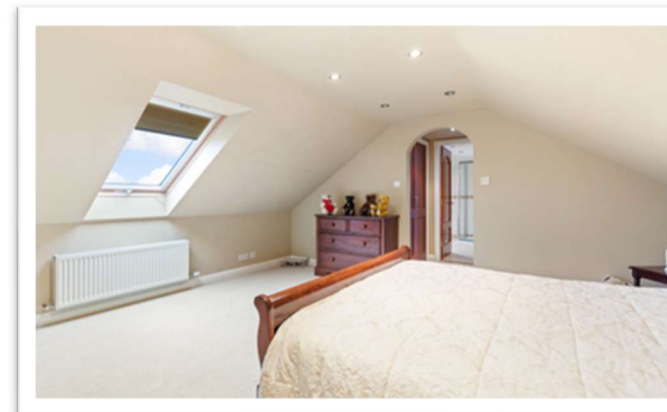
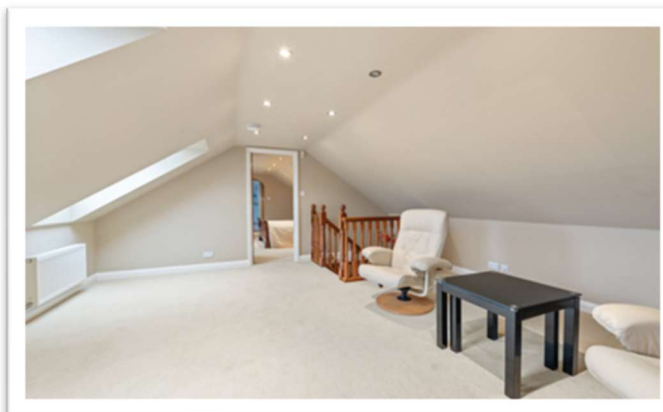
3.26m x 2.53m (10'8" x 8'4")

Having roof window, inset ceiling spotlights, radiator incorporating heated towel rail, tiled floor and tiled walls. Fitted with a suite comprising: shower enclosure with mixer shower fitting, panelled bath with mixer tap, WC with concealed cistern and hand basin inset to vanity unit with cupboards & drawers under.

STUDY

4.93m x 3.32m (16'2" x 10'11")

(restricted head height) Having window to side elevation, roof window, eaves storage and staircase down to a door to the the:



GARAGE

6.15m x 3.41m (20'2" x 11'2")

Having up-and-over door, window to side and door to the:

UTILITY

3.38m x 2.4m (11'1" x 7'11")

Having window & part glazed door to rear elevation, radiator, tiled floor, work surface with tiled splashbacks, inset stainless steel sink with drainer & mixer tap, cupboards under. Work surface return with shelving under. Further work surface with cupboards & oil fired boiler providing for both domestic hot water & heating.

SEPARATE WC

1.42m x 0.88m (4'8" x 2'11")

Having window to side elevation, tiled floor and close coupled WC.

EXTERIOR

To the front of the property there is a lawned garden with borders and trees. A driveway provides ample off-road parking and leads to the garage.

GARDENS

Being enclosed and having a shaped lawn, block paved patio, concrete footpaths and screened oil storage tank.

GAMES ROOM

4.46m x 4.35m (14'7" x 14'4")

Of brick & tile construction with french doors to the front, window to side, wood panelled ceiling with inset ceiling spotlights, light & power.

WORKSHOP & STORE

2.59m x 8m (8'6" x 26'2")

(excluding store to side) Of brick & tile construction with a door to the front, windows to side & rear, light, power and attached store with polycarbonate roof and windows to front & side.



THE PLOT

The property occupies a plot of approximately 0.31 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 serving underfloor heating & radiators and the property is double glazed.

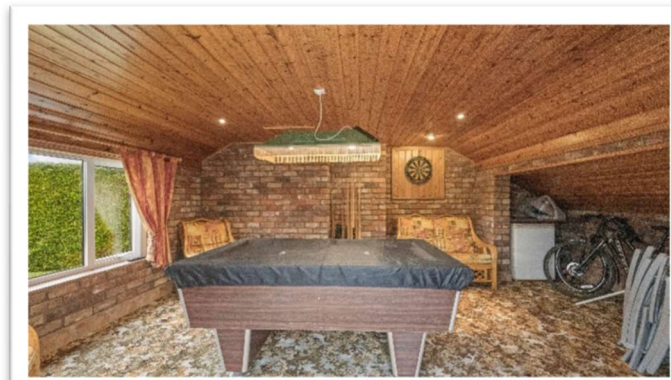
VIEWING

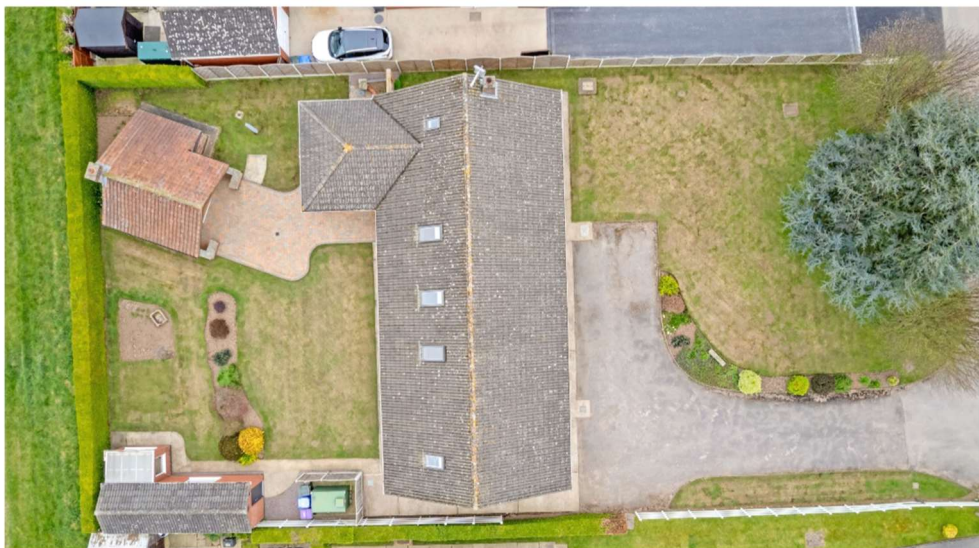
By appointment with Newton Fallowell - telephone 01205 353100.

AGENT'S NOTES

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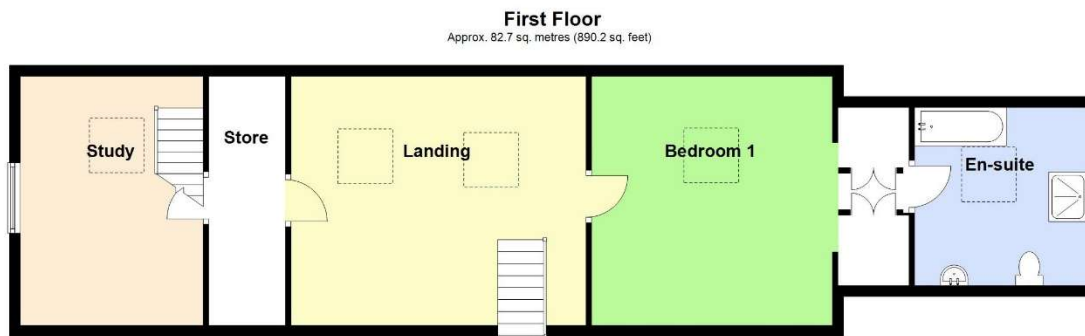
Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.





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Floorplan



Total area: approx. 263.3 sq. metres (2833.9 sq. feet)



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