



Bennington Bridge House Hobhole Bank, Old Leake Boston PE22 9RX

welcome to

Bennington Bridge House Hobhole Bank, Old Leake Boston

TRULY UNIQUE PROPERTY/ 2.61 STS PLOT/ NO NEAR NEIGHBOURS/ FULL PLANNING PERMISSION (REF B/22/0374).VIEWING IS ADVISED. This property is like no other currently on the market meaning viewings are highly advised to appreciate the full potential of the property.

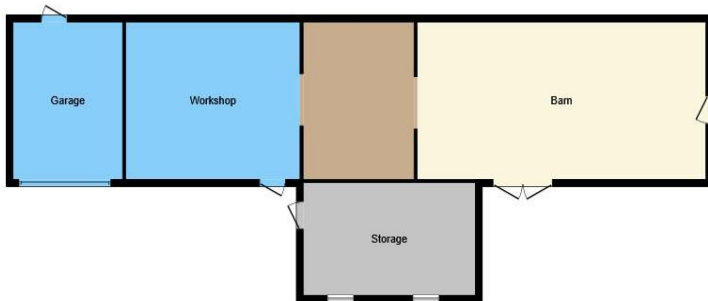




Ground Floor



First Floor



Outbuilding



Entrance Hall

Lounge

18' 7" x 11' 6" (5.66m x 3.51m)

Dinning Room

11' 8" x 11' 7" (3.56m x 3.53m)

Kitchen/dinner

18' 8" x 12' 9" (5.69m x 3.89m)

Utility Room

Downstairs Shower Room

Rear Entrance Porch

Landing

Bedroom 1

15' 7" x 11' 6" (4.75m x 3.51m)

Bedroom 2

11' 10" x 9' 7" (3.61m x 2.92m)

Bedroom 3

9' 10" x 9' 8" (3.00m x 2.95m)

Bedroom 4

10' 5" x 9' 8" (3.17m x 2.95m)

Bathroom 1

Bathroom 2

Exterior

Exterior

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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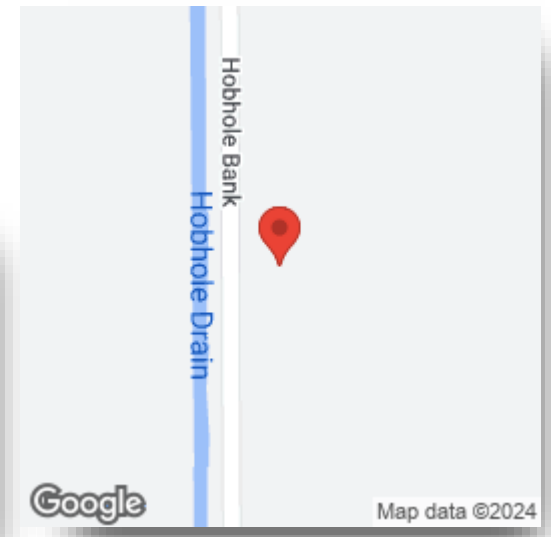
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- 2.61 STS PLOT
- NO NEAR NEIGHBOURS
- FULL PLANNING PERMISSION FOR DETACHED BARN TO BE CONVERTED REF(B/22/0374)
- SPACIOUS FOUR BEDROOM DETACHED FARM HOUSE/ CONSTRUCTED IN 1998
- SOUGHT AFTER LOCATION

Tenure: Freehold EPC Rating: D

offers in excess of

£555,000



view this property online williamhbrown.co.uk/Property/BWB114402

Please note the marker reflects the
postcode not the actual property



Property Ref:
BWB114402 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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