



- A Detached Four Bedroom Spacious Family Home
 - Situated in a Semi Rural Village Location
- Ample Driveway Parking ● Detached Double Garage
 - En Suite to Main Bedroom
 - Formal Gardens to Front and Rear

GENERAL AND SITUATION

Approximate Distances:

Boston 11 miles • Skegness 13 miles • Lincoln 38 miles Grantham 41 miles
Easy Access to the A16 and A52

A spacious four bedroom detached family home in a semi rural location with double garage and ample vehicle parking, formal gardens to front and rear.

Wrangle is a rural village in Lincolnshire between Skegness and Boston. There are some local amenities including a Post Office and pub whilst Boston and Skegness offer a wider range of shops and services.

For those wishing to commute, the property is within easy access of the A16 and A52.

THE RESIDENCE

A detached house benefiting from oil fired central heating and double glazing. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes:

Ground Floor

A front door leads into an Entrance Hall with laminate flooring and stairs to first floor and doors leading to:

Kitchen with windows to front and side, wall and base units with rolled edge worksurfaces, further display cabinets, and integrated wine rack. Tiled flooring and tiled splashbacks, electric hob with extractor over and electric oven below, 1½ bowl sink with mixer tap, plumbing for dishwasher, space for undercounter fridge and space for further freestanding fridge / freezer, door to:

Utility Room with window to side, door to rear., plumbing for washing machine, space for tumble dryer, tiled flooring, security alarm panel, door to boiler cupboard housing the ECO Worcester oil fired boiler, door to:

Cloakroom with window, wash hand basin, WC, tiled walls, coving to ceiling.

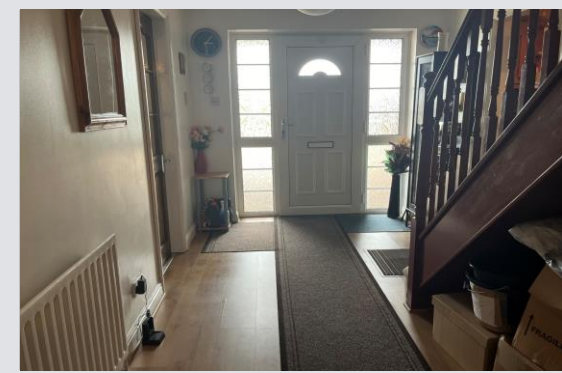
A door from the hallway leads to the:

Snug / Study with window to rear.

Lounge with window to front, laminated floor, feature Calor gas coal effect fire with marble effect hearth and insert with timber fire surround, double doors lead to:

Dining Room with sliding doors to the conservatory, laminate flooring.

Conservatory (area one) with window to side and double doors to rear and archway leading to the second conservatory area which has laminate flooring windows to each side and rear.





First Floor

There are four well proportioned bedrooms.

Landing with window to front, access to loft space above, airing cupboard housing hot water tank, doors to:

Bedroom One with window to rear, door to En Suite Shower Room with wash hand basin in vanity unit, shower cubicle and WC.

Bedroom Two with window to front.

Bedroom Three with window to front.

Bedroom Four with window to rear.

Family Bathroom with window to rear, fitted three piece suite comprising a corner Jacuzzi style bath, wash hand basin in vanity unit and WC, tiled walls, and shaving point.



OUTSIDE

To the front of the property there is a gravelled driveway with parking space for multiple vehicles. There are a variety of bushes planted and double gated entrance from the road. Further double gates give vehicular access to the rear.



To the side of the residence there is a paved pathway leads to the rear garden. Outside power and water supplies.

The rear garden has a paved patio area, lawn with borders and a variety of trees and shrubs.

The stone driveway leads to a **Detached Double Garage** (about 6.8m x 5.3m) of brick construction with power and lighting, pedestrian door to rear, water supply and boarded loft storage space. This could offer scope for differing use e.g. home office, annexe, etc., subject to any necessary planning or consents.

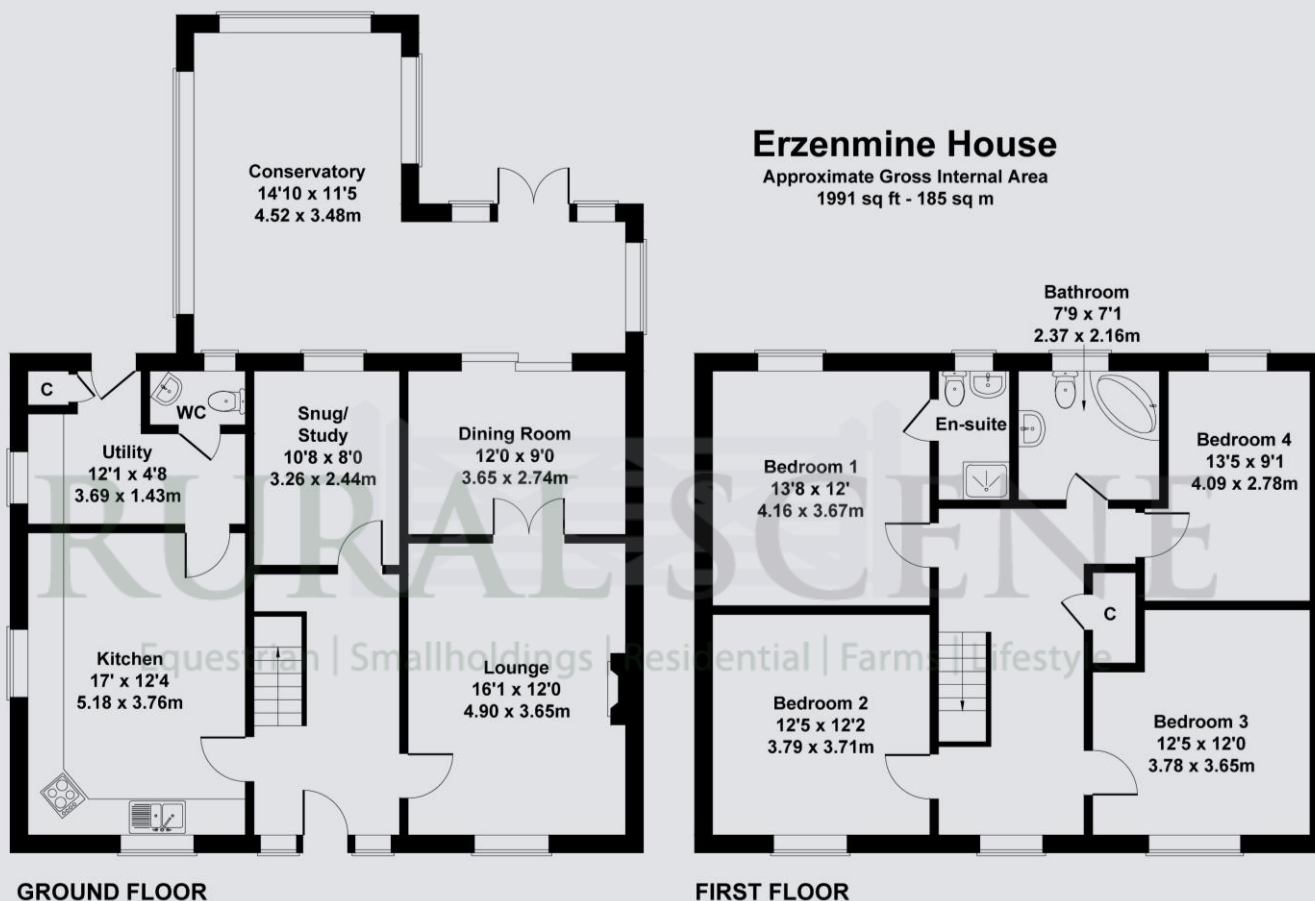


Behind the garage is a further concreted area housing the oil tank and suitable for the erection of a shed.



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VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

BOSTON BOROUGH COUNCIL
Tel:

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, OIL/FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold ENERGY RATING D COUNCIL TAX C

DIRECTIONS

From the A52 head north towards Skegness. On reaching Wrangle, turn left onto Common Road and after about half a mile turn left again and stay on Common Road which turns slightly left and becomes Double Bank. Continue for approx. 0.2 miles and at the junction turn right onto Wrangle Bank. Proceed along Wrangle Bank and take a left turn on to Bull Drove and the property will be found on the left hand side after about a third of a mile.

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N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure the accuracy of the information contained here, any areas, measurements or distances are approximate; the text, photographs, floorplans and land plans are for guidance only and no responsibility is taken for any error, omission or misstatement. Any figure given is for initial guidance only and should not be relied on for valuation or measuring purposes.

Rural Scene have visited Erzenmine House but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.

