

KENNET Main Road, New Bolingbroke, Boston, Lincolnshire PE22 7LN

Price Guide £575,000



- Private Equestrian Property Set in Approx. 3.5 Acres
- Spacious & Well Presented Detached Three Bedroom Bungalow
- Stable Yard with Three Stables, Tack Room, Hay Store and Barn/Workshop
- Manège / Winter Turnout Area ● Mainly Level Paddock Grazing ● Lovely Formal Gardens
- Ample Vehicle Parking ● Rural Village Location

REF AR8331

RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle



GENERAL AND SITUATION

Approximate Distances:
Stickney 3 miles • Boston 9 miles • Horncastle 10 miles

A well presented three bedroom detached bungalow, set in approx. 3.5 acres, with good equestrian facilities including stabling, hay store, manège and level paddock grazing, in a rural village location.

The property is ideally suited to private equestrian use, having a stable yard with three stables, a tack room and a barn/workshop, manège/turnout paddock and level paddock grazing.

The bungalow is very well presented and offers flexible, spacious family accommodation. It has lovely formal gardens to three sides and ample vehicle parking, including space for a horsebox. Although the property has neighbours to either side the gardens enjoy a good level of privacy.

The property has been utilised as a family home by the vendors and their dog, cats and horses. It is now offered for sale due to a downsize.

The small village of New Bolingbroke has a peaceful rural community feel and has both a village inn and a church. The larger village of Stickney has a general stores, Post Office and popular junior school, whilst a wider range of services and amenities are available nearby in Boston.



THE RESIDENCE

A spacious three bedroom detached bungalow benefitting from oil-fired central heating and double glazing throughout. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The **Front Door** leads into a central **Entrance Hall** with tiled flooring, various storage cupboards and airing tank cupboard, and doors leading off to the various rooms.

A large **Reception/Dining Room** has dual aspects windows to the front and side and wood effect flooring. The focal point of the room is the multi-fuel burner set on a fireplace with tiled insert and hearth and wooden surround. Sliding patio doors lead on to the **Conservatory**, which overlooks the gardens and has a set of double doors to outside.



The **Kitchen/Breakfast Room** is fitted with a range of wall and base units with rolled edge work surfaces, fitted breakfast bar and tiled splash backs, and tiled flooring. There is plumbing and space for a washing machine and dishwasher, space for American-style fridge freezer, a 1½ bowl sink with mixer tap. dual fuel Rangemaster cooker with 5 ring hob, ovens and grill below and extractor above. A door leads to an **Office** (potential for a variety of uses), with windows to three sides and sliding doors out to an attractive rear **Decked Patio Area**, perfect to sit and enjoy a drink and the stunning Lincolnshire sunsets.





Also accessed off the **Main Hallway** there are **Three Generous Bedrooms**, two of which have fitted wardrobes. The **Principal Bedroom** has a large **Dressing Room** (currently utilised as a **Laundry Room**) that also houses the oil-fired boiler and leads on to a **Cloakroom** with wash hand basin and WC. Within the bedroom there is also a large storage cupboard/wardrobe, dual aspect windows and part wood paneling to the walls, and access to a well insulated loft space.

The **Family Bathroom** comprises a bath, WC, separate shower in cubicle and hand wash basin, with tiled flooring and tiled splash backs.



OUTSIDE, OUTBUILDINGS & LAND

The property is approached from the road via a concrete driveway which leads to a forecourt area with parking for several vehicles. The front garden is fenced off from the side and rear garden and is mainly laid to lawn with a gravelled edge and mature trees and shrubs. To the side of the property, there are similar gardens with lawns, tree and shrubs and further gravelled areas.

The rear garden has an attractive **Raised Decked Patio** which is located off the kitchen.

There is a **Summer House**, a couple of useful **Timber Sheds**, a **Greenhouse**, and various **Raised Vegetable Beds**. There is an outside tap.



EQUESTRIAN FACILITIES

Located off the corner of the rear garden there is a gate leading to the **Equestrian Facilities**.

L-shaped Timber Stable Yard, set on a concrete yard with overhang, with power and lighting. Comprising **Three Stables**, **Tack Room**, **Hay Store** (potential fourth stable) and a **Workshop/Barn** with double doors to front.

Manège/ Winter Turnout Area c.20 x 20m with carpet fibre surface and post and rail surround.

The **Grazing Land** adjoins the stable yard in **Two Level Paddocks**, with a mature central hedge and electric fencing from a mains supply. There is an **Old Railway Carriage** in-situ which is used for storage.

There is a double gated second access point from road via a side access track, useful for horse lorry and tractor access, or to maintain the land.



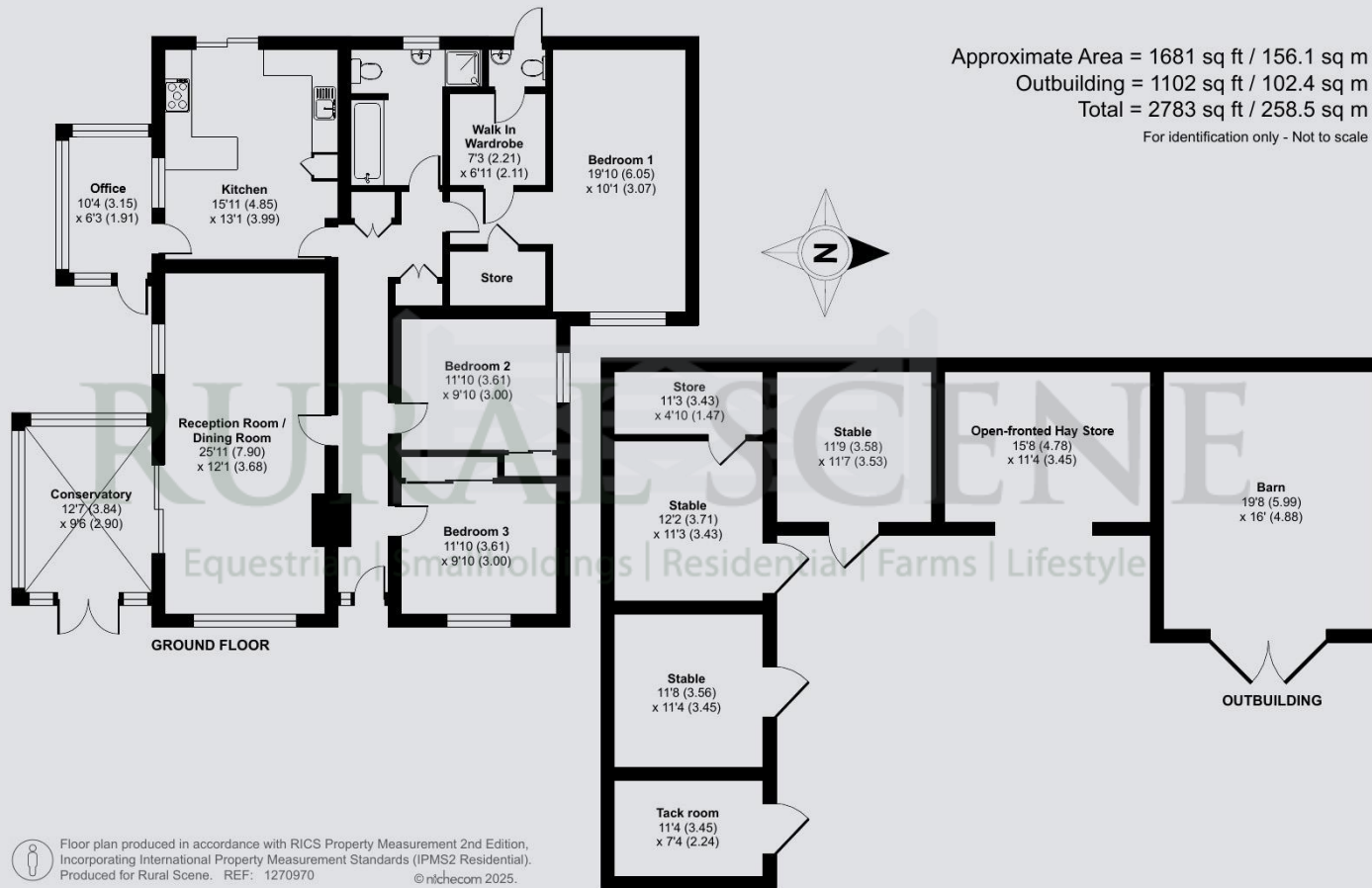
IN ALL APPROX. 3.5 ACRES
(About 1.4 Hectares)

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**VIEWING**

Strictly by appointment only with the Agents

LOCAL AUTHORITY

EAST LINDSEY DISTRICT COUNCIL

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** E **COUNCIL TAX** C**DIRECTIONS**

Take the A153 from Sleaford and then the A155 towards
 Skegness. At the village of Revesby turn south onto the
 B1183. Proceed to the village of New Bolingbroke, passing
 Rundles Agricultural Engineers on the right. Kennet is then
 the seventh property on the right-hand side identified by
 our For Sale board

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
 Incorporating International Property Measurement Standards (IPMS2 Residential).
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Rural Scene have visited KENNET 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.



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