

HOMELAND The Drayton, Swineshead, Boston, Lincolnshire PE20 3JP

Fixed Price £399,950



- Delightful Detached Three Bedroom Bungalow
- Useful Outbuildings including Garaging, Barns and Stables
 - Paddock Grazing
- Just Over 1 Acre In All

REF AR8352

RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle



GENERAL AND SITUATION

Approximate Distances:
Boston 7 miles • Spalding 13 miles • 0 miles

A well-presented 3 bedroome detached bungalow with barns, stables, garaging, and paddock grazing, formal gardens and ample vehicle parking, extending to just over 1 acre in all.

The property is ideally suited for private equestrian use, or alternatively for use as a general smallholding. The vendor informs us there are ample hacking opportunities through the surrounding area via small country lanes.



The village of Swineshead has a useful range of local amenities, which include shops, public houses doctors, chemist, bakery and a Kia car dealership. A wider range of shopping facilities and amenities can be found in nearby Spalding.

THE RESIDENCE

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

A glazed entrance door leads into the **Entrance Hallway** which gives access to all rooms and has wood effect vinyl flooring and a tank and airing cupboard which houses the gas boiler.



A door to the left leads into the **Lounge/Dining Room**, which has a continuation of the wood effect vinyl flooring, window to front elevation, a woodburner (not currently in use) set into a recess with tiled hearth and insert and wooden mantle over, a ceiling light/fan and double doors that lead into the **Conservatory** which has the same laminate flooring and is part brick construction with uPVC windows above to all sides, with a ceiling fan/light and a door leading out to the rear garden.

The **Kitchen** is fitted with a range of base and wall units with rolled edge work surfaces and tiled splash backs. There is space and plumbing for automatic washing machine, space and point for an electric cooker with extractor hood above, a one and a half bowl sink with mixer tap, space for a fridge freezer, dual aspect windows and an external door to the rear.



The **Principal Bedroom** has vinyl flooring and a front elevation window, with an **Ensuite Shower Room** comprising hand wash basin, WC and electric shower in cubicle. There is an extractor fan and spot lighting to the ceiling.

Bedroom Two is a comfortable double room with a window to the front.

Bedroom Three has a rear elevation window and is currently being utilised as an **Office**.

The **Family Bathroom** comprises a corner bath, wash hand basin in vanity, corner shower in cubicle and WC, with laminate flooring, part tiled walls and a heated towel rail.





OUTSIDE, OUTBUILDINGS & LAND

The property is accessed off a small country lane and has a gravelled front driveway with space to park several vehicles. To the left-hand side of the house is a Two Bay **Car Port** c. 5.7m x 4.7m (18'6 x 15'6) with power and lighting.

The garden to the front is predominantly laid to lawn. To the right-hand side of the bungalow there is a five-bar farm gate giving vehicular access to the rear of the property.

The formal rear garden has a high degree of privacy, and has a **Courtyard Area**, path, and lawned garden with borders, trees and shrubs. There is a **Greenhouse** and a **Wood Store**.

The Outbuildings adjoin the rear courtyard and comprise the following with approximate sizes:

Garage/Barn c. 5.9m x 7.4m (19'3 x 24'3) of mainly of timber construction and benefitting from power and lighting, with double vehicular doors to the front and a personal door.

Compressor Shed

Stable c. 3.7m x 3.5m (12'3 x 11'6) with rear **Tack Room** with personal door.

A five-bar gate gives access to **Timber Hay Store**, and **Further Garage** c. 5m x 4.2m (16'6 x 13'9) with double doors to the front and benefitting from power and light.

A further five-bar gate leads to grazing paddock land to the rear which is divided into **Three Post And Rail Enclosures** and is mainly flat, with a **Field Shelter** c. 4.9m x 3m (16' x 9'9), a **Former Chicken Enclosure**, and a **Stable/Field Shelter** c. 3.8m x 3.5m (12'6 x 11'6)

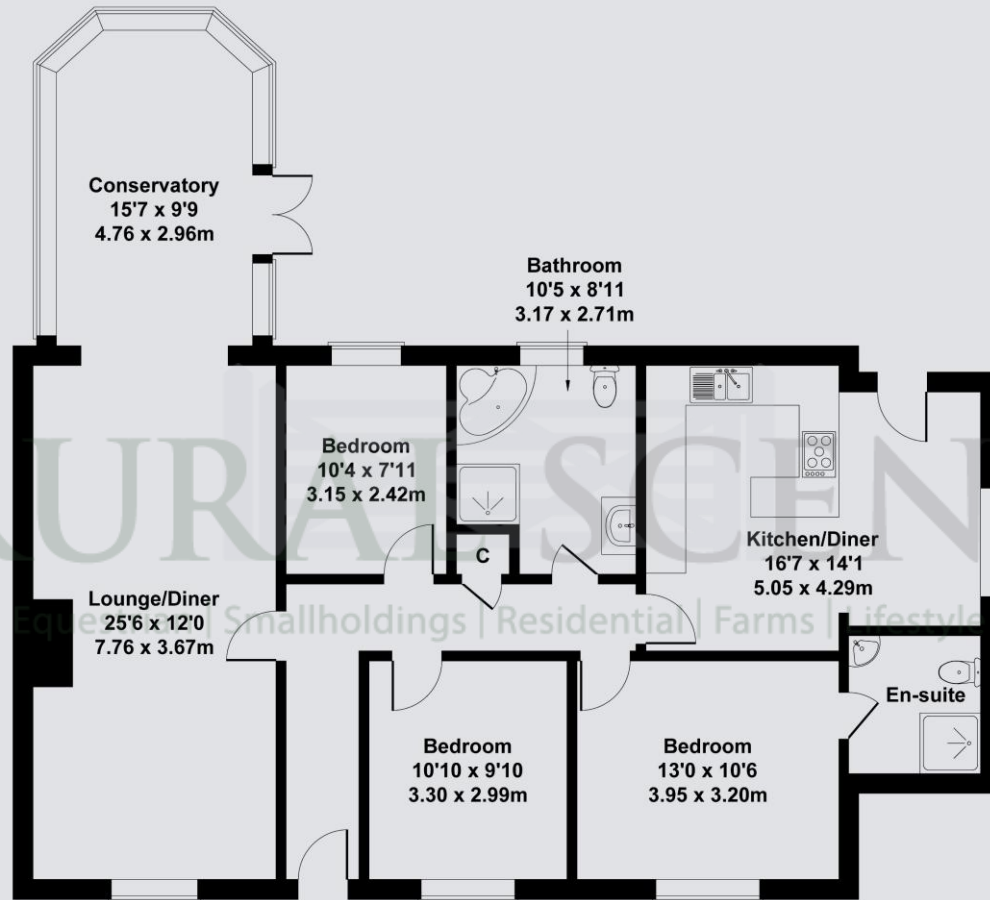
IN ALL APPROX. 1 ACRE
(About 0.4 Hectare)



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Approximate Gross Internal Area
1302 sq ft - 121 sq m



Not to Scale. Produced by The Plan Portal 2025
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VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

BOSTON BOROUGH COUNCIL

SERVICES

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

TENURE Freehold

ENERGY RATING C

COUNCIL TAX C

DIRECTIONS

From the A52 follow signs to Swineshead. On reaching the Kia dealership, turn right into the Drayton, then turn 1st right again. Continue along this road and the property will be found after a short distance on the right-hand side.

There is no For Sale board.

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Rural Scene have visited HOMELAND 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.