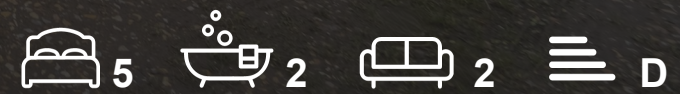




New House Nut Lane
Old Leake, Boston, PE22 9JF
Asking Price £400,000



New House Nut Lane

Old Leake, Boston, PE22 9JF

A large detached five bedroom country house with approximately 0.26 acres (sts), just outside Wrangle, with rural views, being sold with NO CHAIN. The first thing you notice about this house is the space and how large the rooms are, also the rooms could have a flexible use or even possible create an annex. Upstairs off the landing are four double bedrooms one ensuite and a family bathroom. A large reception room had a feature brick fireplace and patio doors to the patio and garden, off the entrance hall is a country kitchen and utility room, downstairs cloakroom, second reception room and a further bedroom at the end. A brand new septic tank is being installed. There is a double garage and plenty of parking and the house is surrounded by lawn. The house is located 9 miles approximately up the coast from Boston for all you amenities although Wrangle does has a village shop/post office and a primary school. Please call Bruce Mather on 01205365032 to arrange a viewing.

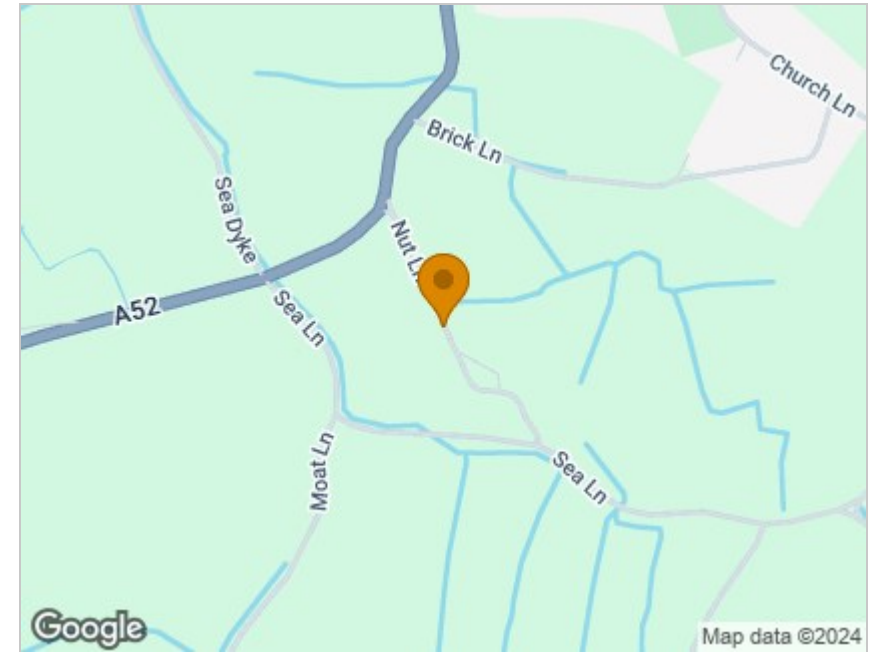




Floor Plan



Area Map



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	79
		68



Viewing

Please contact our Boston Residential Office on 01205 360 387 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

6 Pump Square, Boston, Lincs, PE21 6QW

Tel: 01205 360 387 Email: sales@brucemather.co.uk brucemather.co.uk