

# BRUCE MATHER

INDEPENDENT ESTATE AGENT



**15 Mel Marshall Way, Boston, PE22 9AL**

**Asking Price £249,950**

We are delighted to present this beautifully maintained and generously spacious three-bedroom bungalow, nestled in the peaceful village of Wrangle. Surrounded by picturesque paddock views, this property offers a sense of rural tranquility while remaining just a short walk from essential amenities, including a convenience shop, post office, and takeaway.

This move-in-ready home combines modern comfort with practical living, featuring two spacious reception rooms, a separate utility room, and a master bedroom complete with an ensuite bathroom. The large kitchen/diner is a true highlight, equipped with a double oven, an induction hob, and a versatile moveable island—perfect for both everyday cooking and entertaining. A convenient side door provides easy access to the outdoors.

The immaculate garden has been thoughtfully designed for low-maintenance upkeep, allowing you to enjoy the outdoor space without the hassle of extensive gardening. Inside, the bungalow benefits from large windows throughout, flooding every room with natural light and enhancing the bright, airy atmosphere. This home is the perfect blend of country charm and modern convenience, ideal for families, those looking to downsize or anyone seeking a peaceful yet connected lifestyle, with bus routes available into town.

To arrange your viewing today, give one of our friendly team a call on 01205 365032.

# Floor Plan

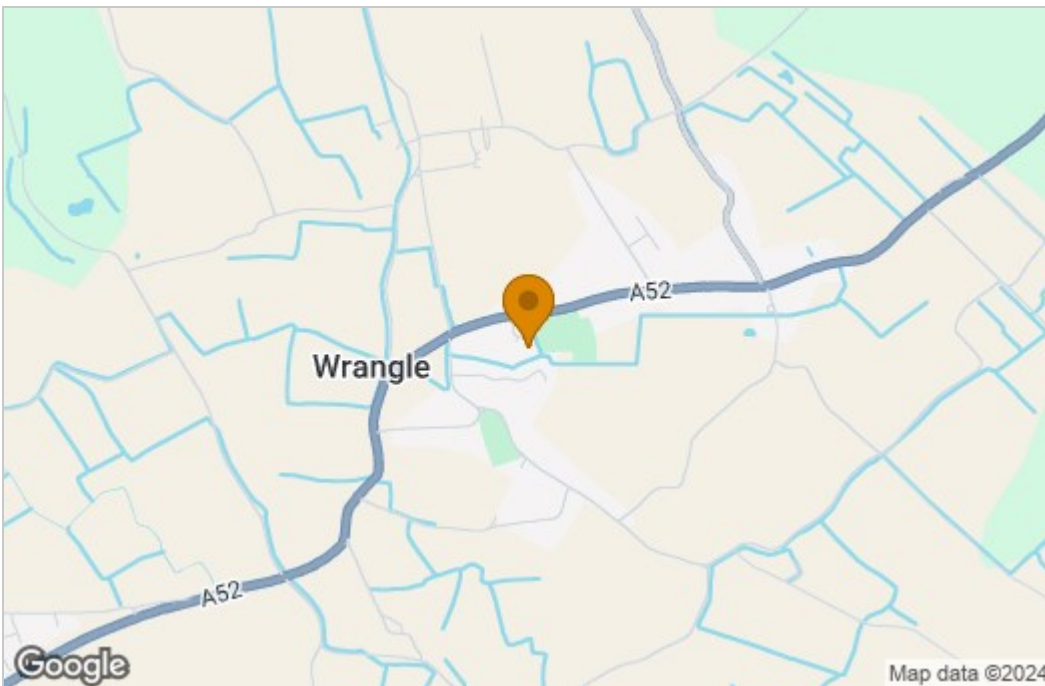


Total area: approx. 119.3 sq. metres (1283.8 sq. feet)

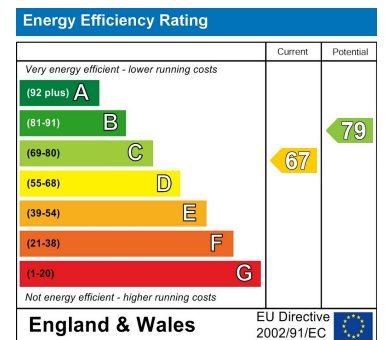
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# Area Map



# Energy Efficiency Graph



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