



**BRITISH  
PROPERTY  
AWARDS**

**2023**



**GOLD WINNER**

ESTATE AGENT  
IN HORNCastle



**Gold Trusted  
Service Award**

**2023**

**feefo**



**Lynwood**  
Highgate, Leverton, Boston. PE22 0AW





## Lynwood, Highgate, Leverton

NO ONWARD CHAIN! Lynwood is a detached, three bedroom bungalow with spacious reception areas, garden and attractive rural views to the edge of the village of Leverton. Offering well-maintained accommodation, the property includes spacious living room and dining room to the South-Easterly front aspect; kitchen with utility and cloakroom, alongside three bedrooms and family bathroom. The pleasant entrance porch enjoys sunlight throughout the day; with a coal store and detached double garage completing this excellent property.

Leverton is a village located six miles North-East of Boston, with Lynwood sitting away from the A52 road that links Skegness with Grantham. The property is, as the crow flies, within two miles of the Wash – the large bay and multiple estuary that connects the rivers of South Lincolnshire and East Anglia with the North Sea.



### ACCOMMODATION

**Side Porch** with wood single glazed entrance door, wood single glazed windows on dwarf brick walls to front, side and rear aspects. Wood obscure single glazed door to:

**Hallway** of L shaped proportions with wood flooring initially changing to carpet, loft access hatch, ceiling lights and power points. Doors to accommodation including:

**Living Room** having uPVC double glazed windows to front and side, bay window to front aspect; open fireplace with tiled surround, carpeted floor, TV point, radiators, ceiling light and power points.



**Dining Room** having uPVC double glazed bay window to front and window to side aspect; open fireplace with tiled surround, carpeted floor, radiator, ceiling light and power points.

**Bedroom** with uPVC double glazed window to side aspect; carpeted floor, radiator, ceiling light and power points.

**Bedroom** with uPVC double glazed window to rear aspect; carpeted floor, radiator, telephone point, ceiling light and power points.

**Bedroom** with uPVC double glazed window to rear aspect; carpeted floor, radiator, ceiling light and power points.

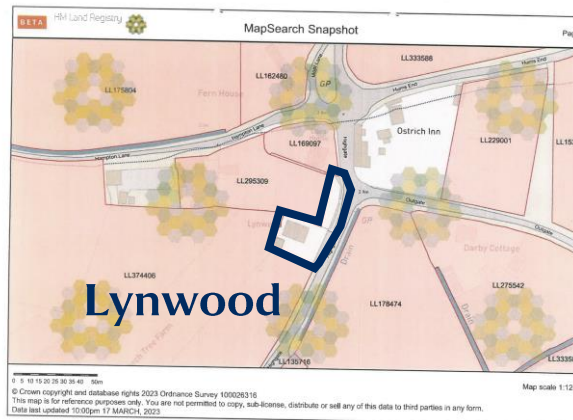
**Bathroom** having bath, corner shower cubicle, pedestal wash hand basin and low level WC. Wood effect flooring, tiles to walls, built in storage cupboard, recessed shelving, radiator, ceiling light and fan.

**Kitchen** having uPVC double glazed window to side aspect; a good range of storage units to base and wall levels including open corner shelving, 1 1/2 bowl sink and drainer inset to roll edge worktop surface with space and connections for under counter fridge and dishwasher, oven (need repair or replacement), electric AEG four ring hob, Rayburn stove cooker (obsolete) beneath extractor. Tiled floor, telephone point, ceiling light and power points. Door to:



**Utility** having uPVC obscure double glazed door and window to side aspect; storage units to base level and useful full height built in storage. Sink and drainer inset to square edge wood effect worktop with spaces and connections for under counter washing machine and chest freezer; water softener (currently shut off). Floor standing, Worcester, oil-fired combi boiler. Tile effect flooring. Radiator and power points. Door to:

**Cloakroom** with uPVC obscure double glazed window to side aspect; low level WC, pedestal wash hand basin, radiator, tile effect flooring and ceiling light.



## OUTSIDE

The property is approached to the front through a wide aperture in the evergreen front hedging, and up a concrete driveway providing ample off road parking for multiple vehicles and access to the **Detached Double Garage** with sliding doors to front, light and power.

Leading off the rear of the property is a useful coal store. The rear and front (larger) garden spaces are laid to mature lawn with a range of shrubs colouring the front. The boundaries are contained by mixed hedging and fencing.

Beyond the clear 'initial' boundary is a further slip of land belonging to Lynwood, continuing along the roadside up towards the junction with Outgate.

**East Lindsey District Council – Tax band: C**

**ENERGY PERFORMANCE RATING: tbc**

**SERVICES:** The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

**VIEWING:** By arrangement with the agent's Horncastle Office...

Old Bank Chambers, Horncastle. LN9 5HY.

Tel: 01507 522222;

Email: [horncastle@robert-bell.org](mailto:horncastle@robert-bell.org);

Website: <http://www.robert-bell.org>

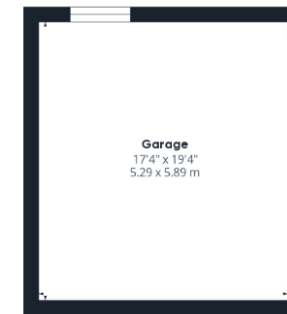
Brochure prepared 28.5.2024

*Please note: the property is offered for sale on behalf of a member of Robert Bell & Company's Residential Sales Team and relatives.*





**Ground Floor Building 1**



**Ground Floor Building 2**

Approximate total area<sup>(1)</sup>

1710.49 ft<sup>2</sup>

158.91 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

**DISCLAIMER**

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:  
 - The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;  
 - All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;  
 - No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.  
 - All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.