



Station Farm

Main Road, New Bolingbroke, Boston, Lincolnshire PE22 7LD

£325,000

BELL



Station Farm

Main Road, New Bolingbroke PE22 7LD

Lincoln – 28 miles

Grantham – 38 miles with East Coast rail link to London

Boston – 9 miles

(Distances are approximate)

Station Farm is a detached, three bedroom bungalow, updated and modernised by the current vendors to provide excellent family accommodation. With three bedrooms (including one bedroom/office), the property boasts an open plan living-dining-kitchen, utility and family bath and shower room. Externally, there are lawned gardens to the front and rear, and a large shed/garage. New Bolingbroke is a charming Lincolnshire village situated four miles from Mareham le Fen and seven from Coningsby & Tattershall, both offering a range of amenities. Further afield the towns of Spilsby, Horncastle and Boston are all approximately ten miles away boasting a range of education, leisure and further services.



Accommodation

Entered to the side into:

Utility Room 9' 2" x 5' 3" (2.79m x 1.60m)

With uPVC double glazed French doors to rear and window to side. There is a ceramic butlers sink to roll edge wooden worktop, storage units beneath, space and connections for washing machine, tiled flooring, radiator and door to:



Living/Dining/Kitchen 19' 3" x 15' 11" (5.86m x 4.85m) max

With uPVC double glazed windows to front and side and having an excellent range of storage units to base and wall, sink and drainer to bevel edge quartz worktop and island. There is an integrated dishwasher, fridge, oven and microwave and induction hob. There is a radiator, Karndean flooring, television point, multiple power points and wooden door to:

Hallway

With Karndean flooring, radiator, wooden doors to bedrooms and to:

Bathroom 5' 6" x 10' 4" (1.68m x 3.15m)

With uPVC double glazed obscure window to side and having low-level WC, pedestal sink, bath with tiled surround, shower cubicle, heated towel rail and tile effect flooring.

Bedroom 3/Office 5' 6" x 10' 4" (1.68m x 3.15m)

With uPVC double glazed window to rear and having radiator and multiple power points.

Bedroom 2 9' 9" max x 12' 0" (2.97m x 3.65m)

With uPVC double glazed window to rear and having radiator, multiple power points and built-in storage cupboards.

Bedroom 1 13' 11" x 12' 0" max (4.24m x 3.65m)

With uPVC double glazed window to front, French doors to rear, radiator and multiple power points.

Outside

The property is approached over a wide gravelled driveway, with turnaround and parking space, continuing down to the large **Garage/Shed 72' 2" x 16' 5" (21.98m x 5.00m)**. The front is laid to lawn, with a mature tree to one side.

The rear garden, contained by mixed fencing and fledgling hedge, and gates through to the front, is predominately laid to lawn. A paved patio, beneath pergola, leads off the rear of the property and faces the afternoon sun; there is a larger pond with mature flowers set alongside and a water feature, and a smaller wildlife pond. Fruit trees have begun establishing themselves to the far end of the garden.





Further Information

Mains electric, water and drainage. Oil fired central heating. UPVC double glazing.

Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincolnshire LN9 6PH. Tel No: 01507 601111.

DISTRICT COUNCIL TAX BAND = C

EPC RATING = D

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 Woodhall Spa Office. 19 Station Road, Woodhall Spa. LN10 6QL

Tel: 01526 353333

Email: woodhallspa@robert-bell.org

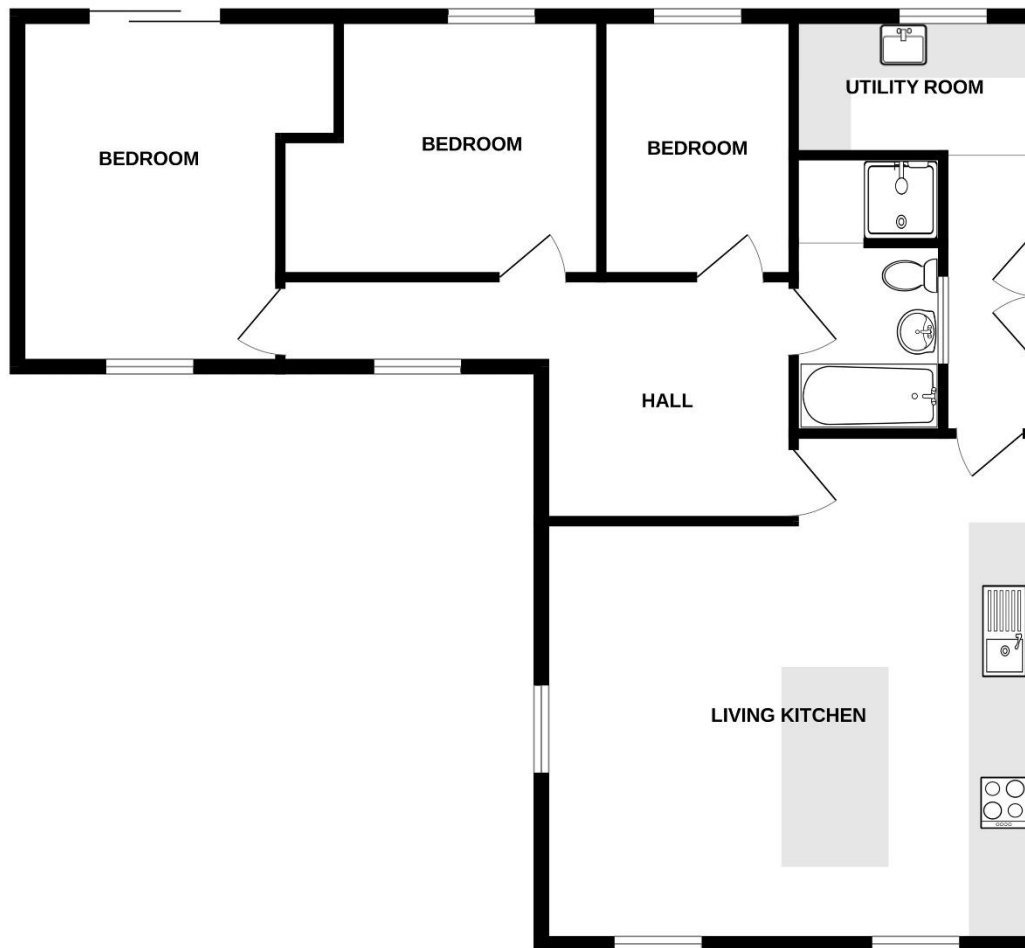
Website: <http://www.robert-bell.org>

Brochure prepared 26.08.2025





GROUND FLOOR
915 sq.ft. (85.1 sq.m.) approx.



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- 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.

TOTAL FLOOR AREA : 915 sq.ft. (85.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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