



2 Manor Farm Bungalow
Mere Booth Road, Langrick, Boston, Lincolnshire PE22 7AB

£299,950

BELL



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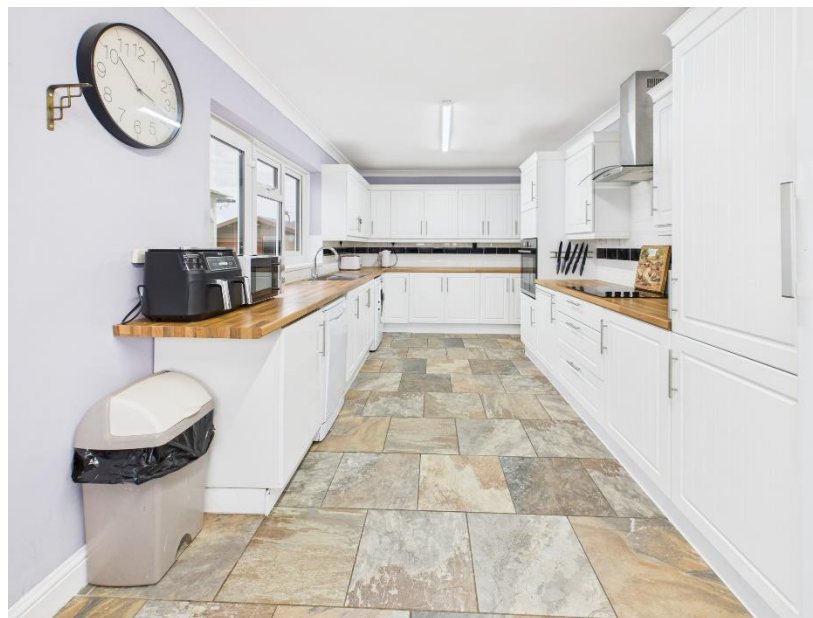
Lincoln – 36 miles

Grantham – 31 miles with East Coast rail link to London

Boston – 5 miles

(Distances are approximate)

A well-presented three bedroom detached bungalow pleasantly situated to the fringe of the village with a rural outlook on three sides providing an ideal spot to enjoy the most appealing Lincolnshire countryside. Internally the property is further enhanced by its stylish kitchen diner, conservatory and lounge all with rural views. Outside there is ample parking, garage and attractive gardens. Shopping and social facilities can be found within the Georgian market town of Boston and the well serviced villages of Coningsby and Tattershall.



Accommodation

Entered into the side through uPVC door into:

Entrance Porch

With lights to ceiling and wall, tile effect flooring and wooden obscure glazed door to:

Reception Hall

With radiator, multiple power points and loft access hatch. Having a wooden door to airing cupboard and doors to accommodation including:

Lounge 17' 9" x 12' 4" (5.41m x 3.76m)

With uPVC double glazed window to front and lights to ceiling and wall. There is a stone fireplace with log burner inset, tv point, multiple power points and wood laminate flooring.



Dining Kitchen 23' 6" x 9' 6" (7.16m x 2.89m)

With uPVC double glazed windows to front and side and having an excellent range of storage units to base and wall levels. There is a sink and drainer to roll edge wood effect worktop, Neff oven, four ring induction hob and Bentsen extractor. There is space and connections for fridge, freezer, washing machine and dryer and having tiled flooring, multiple power points, radiator and uPVC double glazed French doors to:

Conservatory 11' 3" x 10' 8" (3.43m x 3.25m)

With uPVC double glazed windows to front, side and rear and having French doors to rear, lights to wall, tiled flooring, tv point, radiator and multiple power points.

Bathroom 9' 0" x 5' 9" (2.74m x 1.75m)

With uPVC double glazed obscure window to side and having low-level WC, pedestal sink and panel bath with monsoon and regular shower heads over. There are tiles to walls and floor and heated towel rail.

Bedroom 2 10' 5" x 10' 0" (3.17m x 3.05m)

With uPVC double glazed window to rear, tv point, multiple power points and radiator.

Bedroom 1 11' 9" x 10' 4" (3.58m x 3.15m)

With uPVC double glazed window to rear and having radiator, **carpet (replaced since photographs were taken)** and multiple power points.

Bedroom 3 9' 7" x 7' 9" (2.92m x 2.36m)

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

Outside

The property is approached over a long driveway, providing tandem parking for multiple vehicles and leading to the **Garage 19' 6" x 10' 0" (5.94m x 3.05m)** with roller shutter door, light and windows to rear.

The front garden is laid to lawn, with mature shrubs, hedging to one side and fencing to the others. Personnel gates ensure a child and pet friendly space. The side and rear garden spaces are laid to low maintenance paving and stone chipped spaces, with mature flowers beds, raised decking leading off the conservatory and a timber summerhouse to one corner.





Further Information

Mains water, electric 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 = A

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

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

Brochure prepared 15.12.2025





Ground Floor

Approx. 116.9 sq. metres (1258.8 sq. feet)



Total area: approx. 116.9 sq. metres (1258.8 sq. feet)

DISCLAIMER

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