



 **NEWTON**  
**FALLOWELL**

Litchfield, Main Road, Wrangle – PE22 9AS  
£395,000

## Litchfield, Main Road

Wrangle, Boston

Set in an attractive village location and enjoying open views to the front, side and rear, this detached home offers a wonderful opportunity to enjoy countryside living with generous outdoor space.

The property occupies a plot of approximately 0.61 acre, with an additional 2.81 acres of land to the rear (subject to survey), making it ideal for those seeking extra space for leisure, gardening or potential smallholding use.

The accommodation briefly comprises a rear porch, utility room with adjoining store, shower room, breakfast kitchen and dining room with a lounge leading off, creating a welcoming and practical layout on the ground floor.

To the first floor there are three bedrooms and a family bathroom.

Outside, a pair of electric gates open onto a driveway providing ample off-road parking, while the property itself stands within established lawned gardens that make the most of the surrounding open outlook.

Further benefits include LPG central heating and double glazing throughout.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: G





## ACCOMMODATION

Part glazed side entrance door through to the:

### REAR ENTRANCE PORCH

8' 0" x 7' 7" (2.44m x 2.31m)

Having windows to side & rear elevations and part glazed door to the:

### UTILITY

Having door to side elevation, door to store with window to rear elevation. Sliding door to the:

### SHOWER ROOM

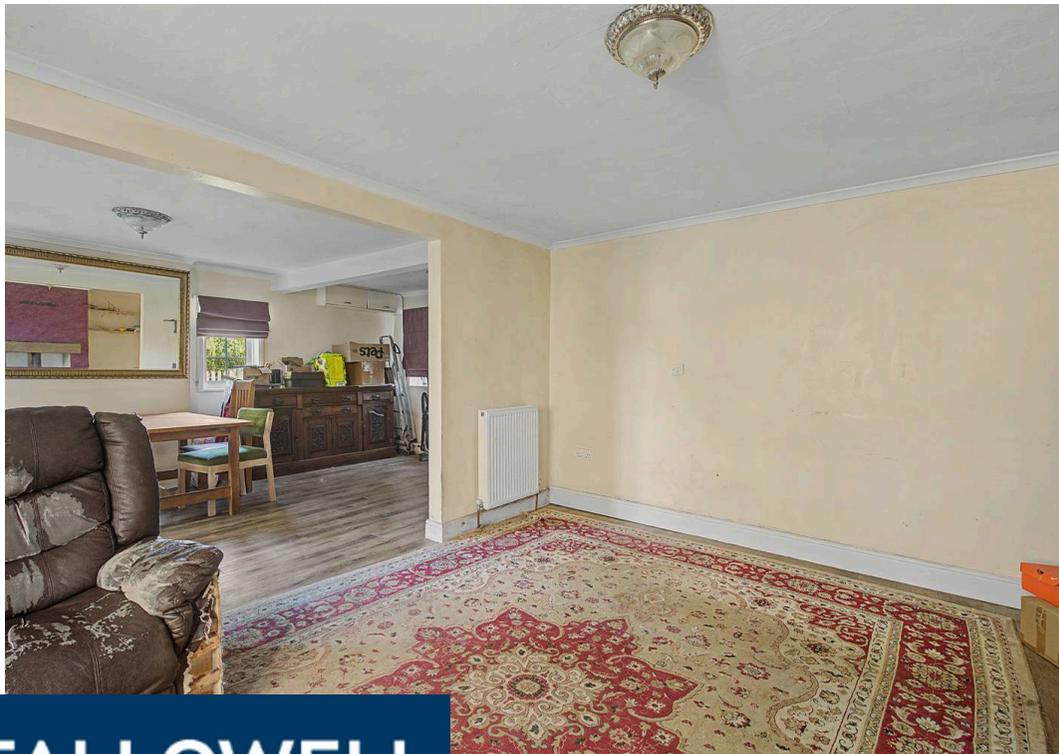
Having window to side elevation, shower enclosure, low level WC and hand basin.

### BREAKFAST KITCHEN

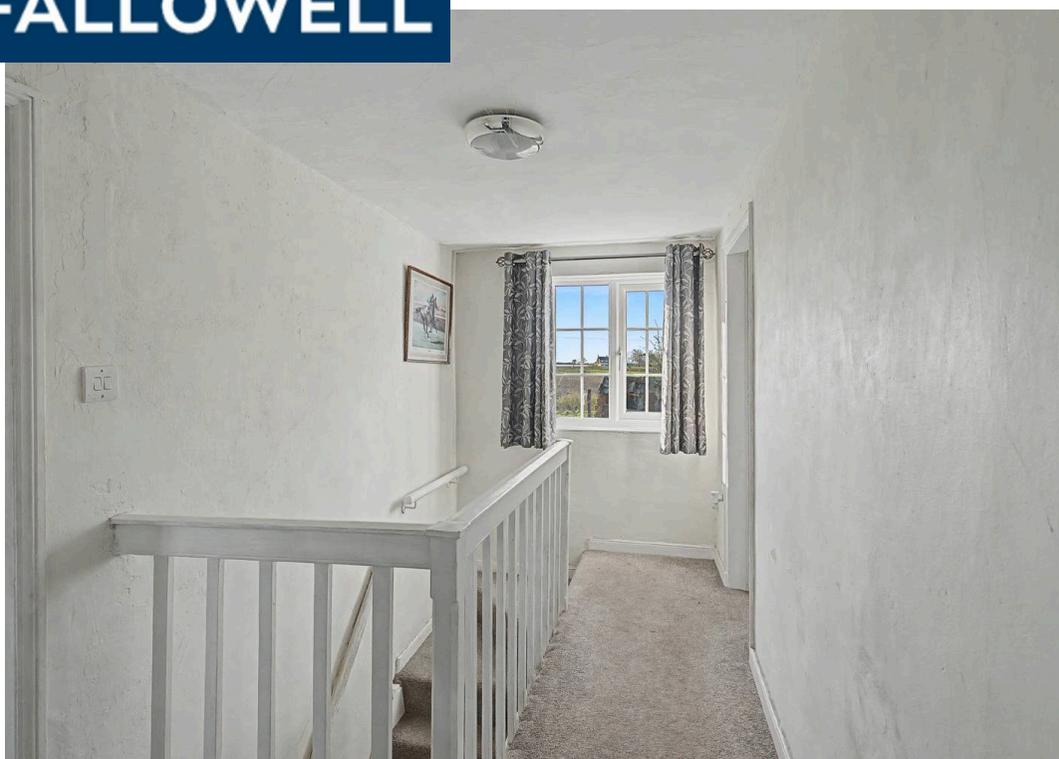
16' 5" x 16' 1" (5.00m x 4.90m)

Having two windows to front elevation, further windows to side & rear elevations, radiator and tiled floor. Fitted with a range of units with work surfaces & upstands comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboards & space & plumbing for automatic washing machine under, LPG fired boiler providing for both domestic hot water & heating over. Work surface return with cupboards & drawers under, recess with space for range style cooker, built-in full height cupboard to side. Island unit with cupboards & drawers under.





 **NEWTON FALLOWELL**



### **LOUNGE/DINER**

23' 7" x 16' 3" (7.19m x 4.95m)

(max) Forming two areas comprising:

### **DINING ROOM**

Having two windows to front elevation, further window to side elevation, french doors to side elevation, coved ceiling, radiator and wood effect flooring. Opening to the:

### **LOUNGE**

Having bay window to side elevation, coved ceiling, radiator, wood effect flooring and fireplace recess with slabbed hearth and inset multi-fuel burner.

### **FIRST FLOOR LANDING**

Having window to rear elevation.

### **BEDROOM ONE**

17' 1" x 16' 1" (5.21m x 4.90m)

Having windows to front & rear elevations and radiator.

### **BEDROOM TWO**

12' 1" x 10' 4" (3.68m x 3.15m)

Having window to side elevation and radiator.

### **BEDROOM THREE**

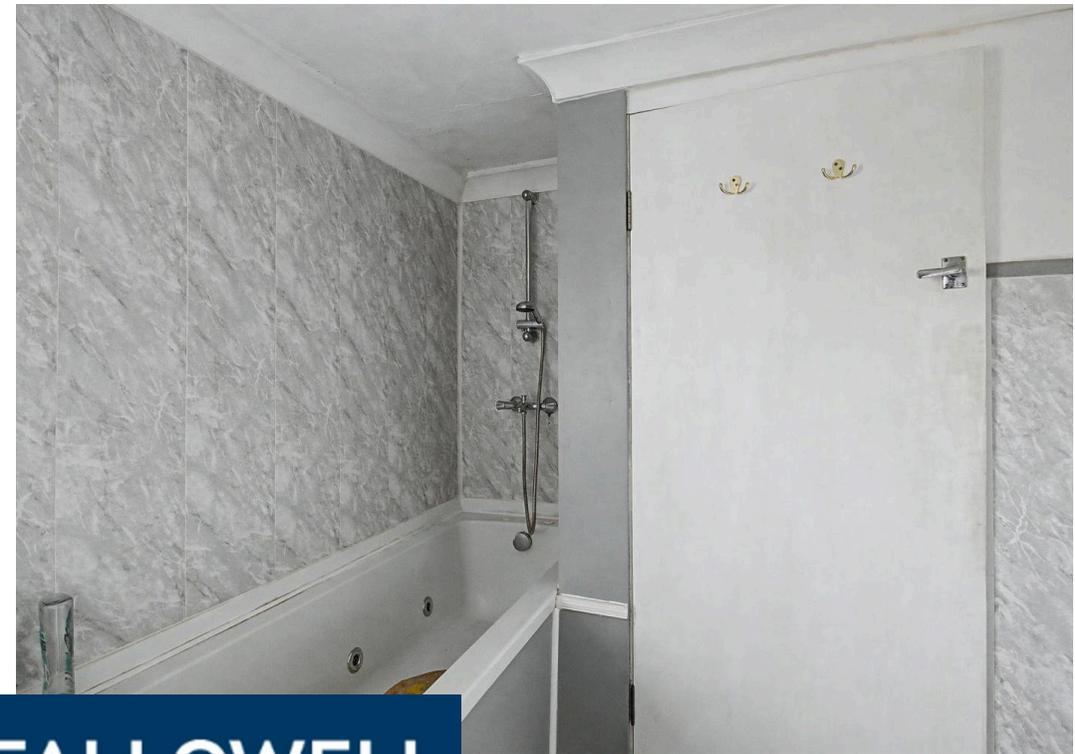
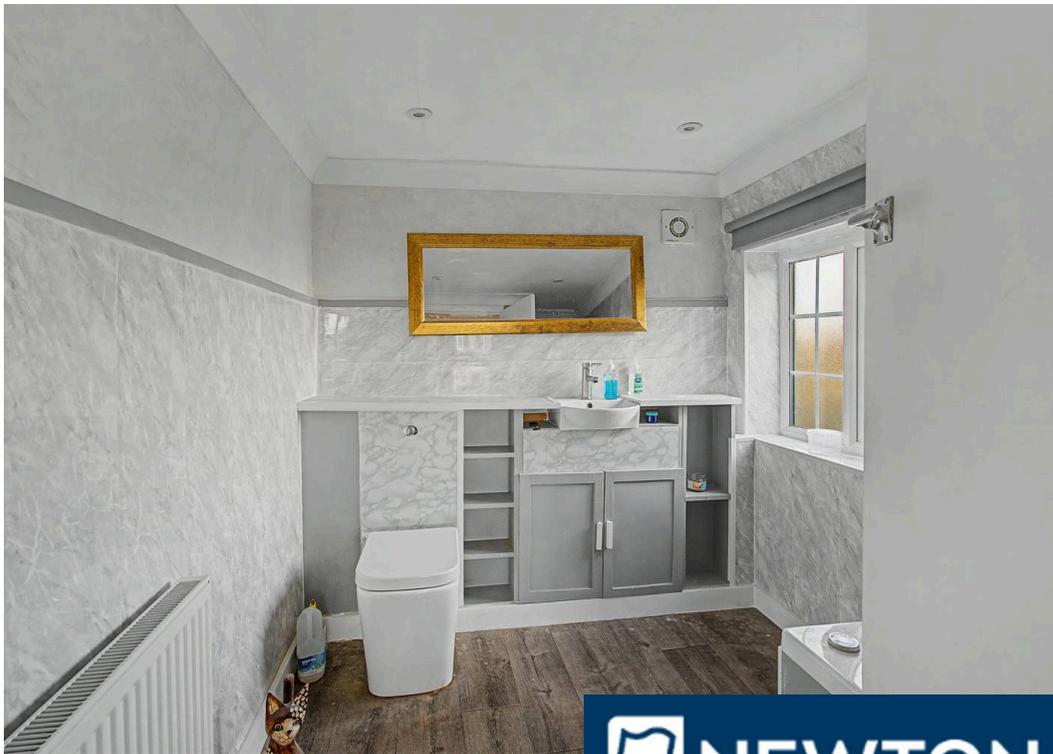
11' 0" x 9' 4" (3.35m x 2.84m)

Having window to front elevation and radiator.

### **BATHROOM**

Having window to side elevation, coved ceiling with inset ceiling spotlights, radiator, extractor, wood effect flooring and majority tiled walls. Fitted with a white suite comprising: panelled spa bath with mixer shower fitting over, hand basin with mixer tap inset to unit with cupboard & shelving under and WC with concealed cistern.





 **NEWTON FALLOWELL**





#### **EXTERIOR**

A pair of electric gates open to a driveway which provides ample off-road parking. To the front, side & rear of the property there are lawned gardens with established trees. There is also a further area of land which is currently let to a local farmer.

#### **OPEN FRONTED GARAGE**

14' 9" x 9' 2" (4.50m x 2.79m)

Requiring attention and of brick & pantile construction and being open fronted with two adjoining stores.

#### **THE PLOT**

The property stands in a plot of approximately 0.61 acre, with a further 2.81 acres of land to the rear, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

#### **SERVICES**

The property has mains electricity, water and drainage connected. Heating is via an LPG fired boiler serving radiators. The current council tax is band D.



### LIFETIME LEGAL

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £72 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

### AGENT'S NOTES

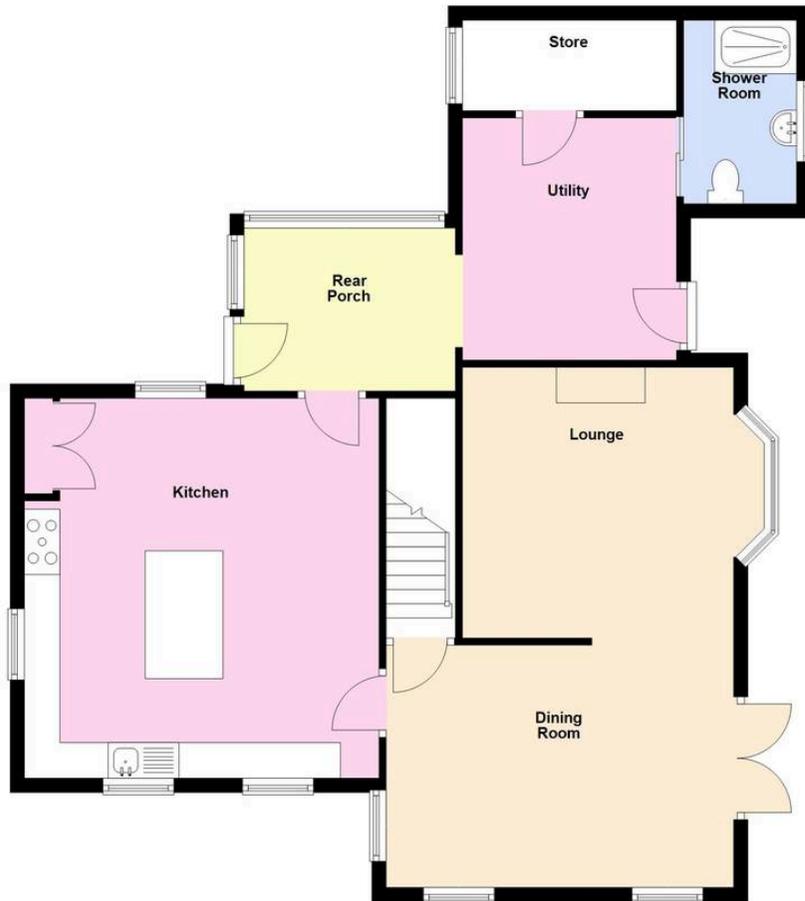
These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.





 **NEWTON FALLOWELL**

**Ground Floor**  
Approx. 90.4 sq. metres (973.5 sq. feet)



**First Floor**  
Approx. 60.7 sq. metres (653.6 sq. feet)



Total area: approx. 151.2 sq. metres (1627.1 sq. feet)

## Newton Fallowell Estate Agents

Newton Fallowell Ltd, 26 Wide Bargate - PE21 6RX

01205353100 • [boston@newtonfallowell.co.uk](mailto:boston@newtonfallowell.co.uk) • [www.newtonfallowell.co.uk/boston](http://www.newtonfallowell.co.uk/boston)

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property.