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Situated in an idyllic rural position within the hamlet of Leverton Outgate, this established three-bedroom ex-authority home enjoys uninterrupted open views across surrounding fields stretching towards the Sea Bank. Perfectly placed for dog walkers and those who appreciate the outdoors, the nearby sea bank of the Wash estuary offers miles of scenic coastal walks right on the doorstep.

The property is offered with no onward chain, which could help to make it an attractive proposition for straightforward purchase. Set on a generous plot, it benefits from a substantial garden and a spacious driveway providing ample parking for multiple vehicles, including vans or a caravan.

Further enhancing its appeal, the current owner has installed 14 solar panels, significantly improving the home's energy efficiency.

A rare opportunity to acquire an established rural home with space, views, and modern energy-conscious upgrades.

EPC - E

Council Tax Band - A

Drainage - Private Drainage System - Digester

Heating - LPG Gas

[Type here]



**Entrance Hall** Staircase immediately rising to the first-floor accommodation with doors arranged off.

**Bathroom** Window to the rear aspect, tiled floor and wall tiling where appropriate. Fitted with a three-piece suite comprising pedestal wash hand basin, low-level WC and a panel bath with shower and screen over.

**Open-Plan Lounge-Diner (lounge area) 3.71m x 4.92m (12'2" x 16'2")** Double glazed window to the front aspect, radiator, fireplace with multi-fuel burner and understairs storage cupboard housing controls for the solar panels and consumer unit. Open plan to:



**Dining area 3.03m x 3.87m (9'11" x 12'9")** Double glazed window to the rear aspect and radiator, providing a defined dining space within the open-plan layout.

**Kitchen 4.30m x 1.67m (14'1" x 5'6")** Two double glazed windows to the side aspect and door to the garden. Fitted with work surface space incorporating drawer and cupboard units at base and eye level. Integrated appliances include an electric hob and fan oven with extractor over. Space and plumbing for a washing machine and space for a larder style fridge freezer. Single drainer sink unit with mixer tap.

### **First Floor:**

**Landing** Double glazed window to the side aspect and radiator with doors leading to all rooms.

**Bedroom One 3.03m x 4.93m (9'11" x 16'2" max)** Double glazed window to the front aspect, radiator and built-in cupboard. Additional recess with hanging rails.

**Bedroom Two 3.71m x 2.48m (12'2" x 8'2")** Double glazed window to the rear aspect enjoying open views over farmland and radiator.

**Bedroom Three 2.70m x 2.32m (8'10" x 7'7")** Double glazed window to the rear aspect with open views and radiator.

### **Outside:**

To the front is a lawned garden with flower borders and a pathway leading to the front door. An extensive driveway to the side provides off-road parking for several vehicles, with additional lawn space offering potential to extend the driveway further, ideal for multiple vehicles or a caravan.

**Corrugated steel garage** – With double doors.

**Timber Shed / Store 5.92m x 3.04m (19'5" x 10'0")** Detached and positioned to the rear, providing further storage or parking.

The rear garden is generous in size and mainly laid to lawn with apple trees and mature and well-established hedging to the boundaries, creating a good degree of privacy. There is a former coal house now housing the gas-fired boiler, along with an attached metal shed used for gas bottle storage for the central heating system.

Please note - The property is situated in a rural position and is not connected to mains drainage, instead benefiting from a Klargestor septic tank system.





Note: All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent. All properties are offered subject to contract or formal lease.

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