



The Cottage, Tooley Lane

Wrangle, Boston

A fully renovated semi-detached home, ideally situated in a peaceful village setting and enjoying open views backing onto a grass field.

The well-designed accommodation comprises a welcoming entrance with utility area, a ground floor bathroom, a fitted kitchen, a separate dining room and a comfortable lounge, perfect for both everyday living and entertaining. To the first floor, there are three bedrooms.

Externally, the property benefits from a private driveway to the front, providing off-road parking, while to the rear there is a fully enclosed garden, ideal for families, pets or outdoor relaxation.

Additional features include oil-fired central heating with underfloor heating throughout the ground floor and radiators to the first floor, as well as uPVC double glazing throughout for improved energy efficiency.

Offered for sale with **no onward chain**, this is an excellent opportunity for a smooth and straightforward purchase.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





ACCOMMODATION

Part glazed uPVC side entrance door through to the:

ENTRANCE HALL

Having wood effect flooring.

UTILITY

5' 3" x 6' 7" (1.59m x 2.00m)

Having window to side elevation, wood effect flooring, work surface with inset stainless steel sink & drainer, cupboard & drawers under. work surface return with cupboard under, tall unit to side, further work surface to side with space & plumbing for automatic washing machine under, space for tumble dryer over.

BATHROOM

7' 7" x 8' 10" (2.32m x 2.69m)

Having window to side elevation, wood effect flooring, mermaid board splashbacks, shower enclosure with mixer shower fitting, panelled bath, close coupled WC and pedestal hand basin.



KITCHEN

10' 8" x 14' 7" (3.24m x 4.44m)

Having window to side elevation and wood effect flooring. Fitted with a range of base & wall units with work surfaces & upstands comprising: 1/4 bowl composite sink with drainer & mixer tap inset to work surface, cupboards, drawers & space for dishwasher under, cupboards over. Work surface return with cupboards under, cupboards over. Further work surface return with cupboards under. Tall unit housing integrated electric oven with cupboards under & over, space for american style fridge freezer to side with cupboards over and work surface to other side with inset induction hob, cupboards & drawers under, stainless steel cooker hood over.

DINING ROOM

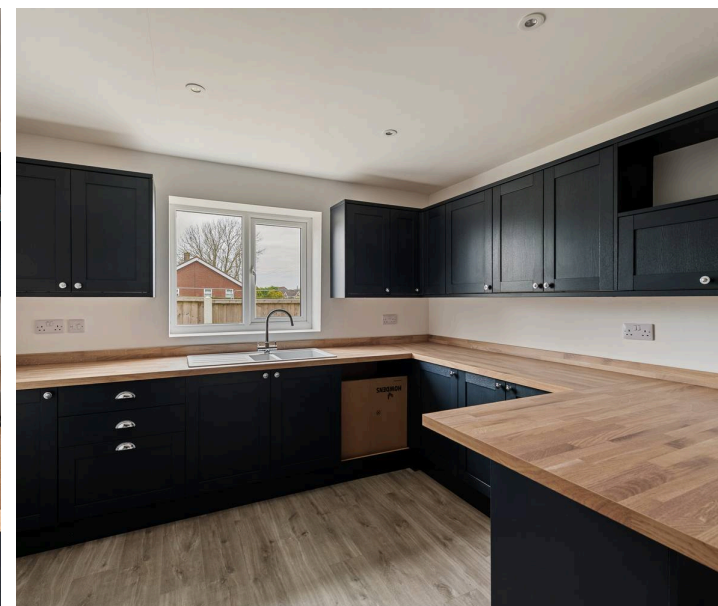
11' 8" x 16' 0" (3.56m x 4.87m)

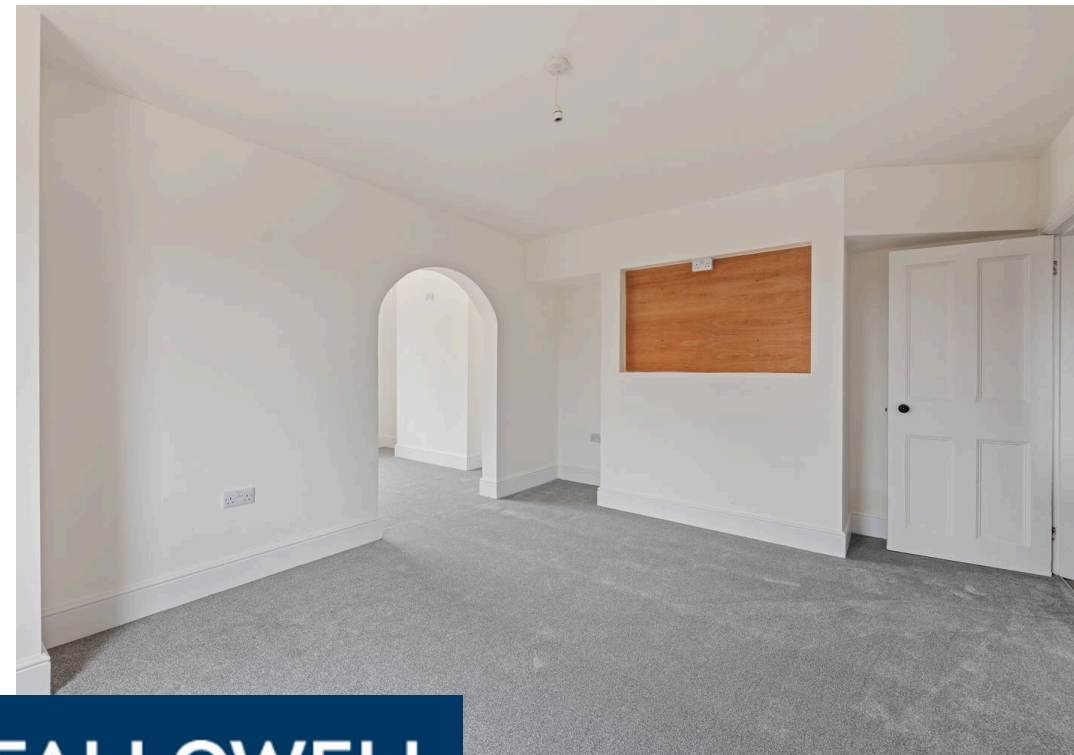
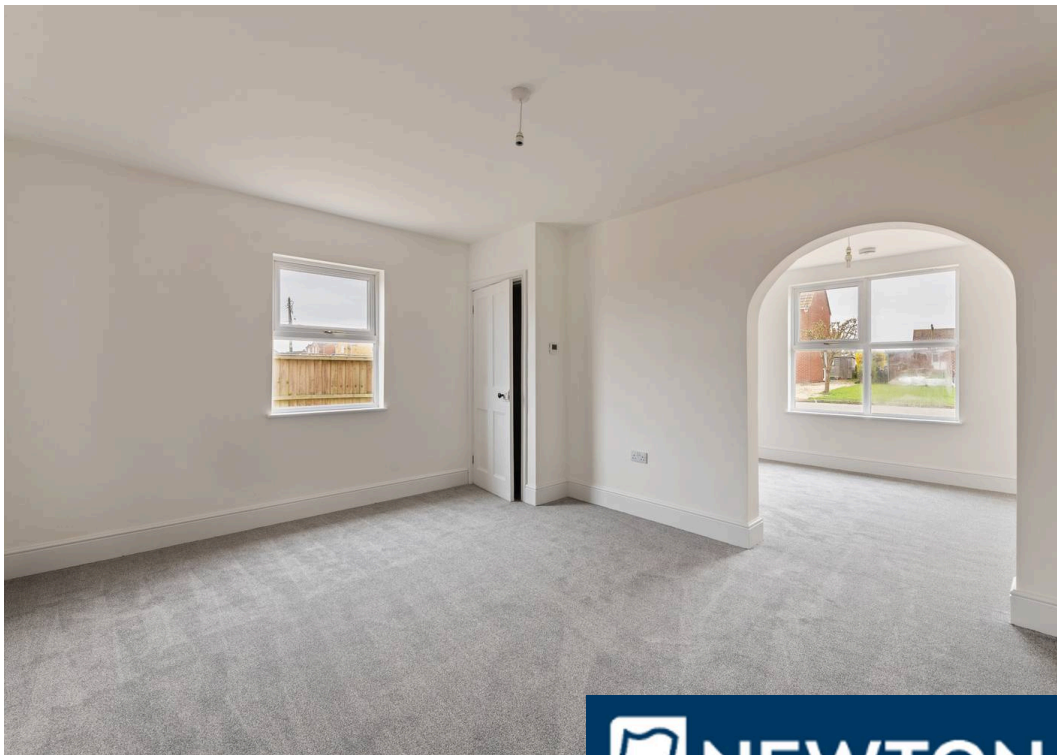
Having window to side elevation, understairs storage cupboard and recess for wall mounted television. Archway to the:

LOUNGE

9' 10" x 12' 6" (3.00m x 3.82m)

Having window to front elevation and door to staircase rising to first floor with wall mounted electric heater.





 **NEWTON FALLOWELL**





FIRST FLOOR LANDING

Having window to side elevation and access to roof space.

BEDROOM ONE

10' 0" x 11' 9" (3.06m x 3.59m)

Having window to front elevation and radiator.

BEDROOM TWO

8' 1" x 11' 10" (2.46m x 3.60m)

Having window to rear elevation and radiator.

BEDROOM THREE

7' 6" x 8' 10" (2.28m x 2.69m)

Having window to rear elevation and radiator.



EXTERIOR

To the front of the property there is a gravelled area which provides off-road parking.

REAR GARDEN

Being enclosed and laid to lawn with gravelled area and oil storage tank.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via an oil fired boiler serving underfloor heating to the ground floor and radiators to the first floor.

LIFETIME LEGAL

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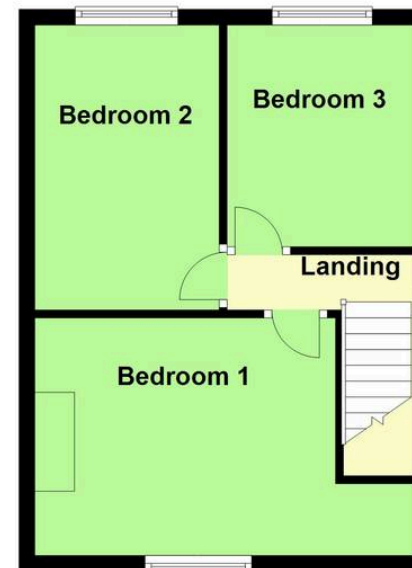
Ground Floor

Approx. 62.2 sq. metres (669.1 sq. feet)



First Floor

Approx. 32.2 sq. metres (346.2 sq. feet)



Total area: approx. 94.3 sq. metres (1015.2 sq. feet)

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