



Bluebell Corner, Broadgate

Wrangle, Boston

A spacious and beautifully presented detached bungalow occupying a generous corner plot in the popular village of Wrangle. Offering over 2,000 square feet of versatile family accommodation, the property comprises an inviting entrance hall, spacious lounge, separate dining room, well-appointed breakfast kitchen, utility room, cloakroom, impressive principal bedroom with en-suite, second bedroom with en-suite, two further double bedrooms and a family bathroom with separate shower. Outside, the bungalow enjoys well-maintained lawned gardens, ample off-road parking via a private driveway and a detached double garage. Further benefits include gas central heating and double glazing throughout.

Wrangle is a popular Lincolnshire village offering a range of local amenities including a primary school, village shop with Post Office, pub, restaurant and sports facilities. Conveniently positioned on the A52 between Boston and Skegness, the village combines a peaceful rural lifestyle with excellent access to the coast, market towns and beautiful countryside, making it an ideal location for families and those seeking a quieter pace of life.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D





ACCOMMODATION

Part glazed front entrance door with side screens through to the.

ENTRANCE HALL

Having coved ceiling, radiator and built-in linen cupboard with shelving.

LOUNGE

19' 6" x 14' 7" (5.94m x 4.45m)

Having bow window to front elevation, further window to side elevation, coved ceiling with moulded ceiling rose, radiator and fireplace with marble back & hearth, inset electric fire and wooden surround.

DINING ROOM

13' 10" x 11' 3" (4.22m x 3.43m)

Having french doors to rear elevation, coved ceiling with moulded ceiling rose and radiator. Double doors to the:





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BREAKFAST KITCHEN

20' 0" x 15' 3" (6.10m x 4.65m)

Having windows to front & side elevations, coved ceiling with inset ceiling spotlights, radiator and Karndean flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl sink with drainer & mixer tap inset to work surface, cupboards, drawers, space for fridge & dishwasher under, cupboards over. Work surface return with space for range style cooker, cupboards & drawers under, cupboards, glazed display units and extractor over. Further work surface return with cupboards & drawers under, cupboards over.

UTILITY

13' 9" x 8' 5" (4.19m x 2.57m)

Having window & part glazed door to rear elevation, further part glazed door to side elevation, coved ceiling, radiator and Karndean flooring. Work surface with cupboards, drawers, space & plumbing for automatic washing machine & tumble dryer under, cupboard over. Further work surface with oil fired boiler providing for both domestic hot water & heating under, cupboard over.

CLOAKROOM

Having window to side elevation, coved ceiling with inset ceiling spotlights, heated towel rail, half tiled walls, vanity hand basin with storage under and WC with concealed cistern.



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MASTER BEDROOM

15' 4" x 15' 3" (4.67m x 4.65m)

Having french doors to rear elevation & garden, coved ceiling and radiator.

EN-SUITE

Having window to side elevation, coved ceiling with inset ceiling spotlights, heated towel rail, extractor, wood effect flooring and half tiled walls. Fitted with a suite comprising: fully tiled shower enclosure with mixer shower fitting, counter basin with mixer tap & storage under, WC with concealed cistern and wall mounted cupboard to side.



BEDROOM TWO

19' 6" x 15' 9" (5.94m x 4.80m)

(max) Having window to front elevation, coved ceiling and radiator.

EN-SUITE

Having window to side elevation, coved ceiling with inset ceiling spotlights, radiator, extractor, non-slip waterproof flooring, fully tiled shower area with mixer shower fitting, close coupled WC and pedestal hand basin.





BEDROOM THREE

15' 3" x 9' 5" (4.65m x 2.87m)

Having window to rear elevation, coved ceiling and radiator.

BEDROOM FOUR

13' 1" x 9' 7" (3.99m x 2.92m)

(max) Having window to rear elevation, coved ceiling and radiator.

BATHROOM

Having window to side elevation, coved ceiling with inset ceiling spotlights, heated towel rail, extractor, part tiled walls and wood effect flooring. Fitted with a suite comprising: fully tiled shower enclosure with mixer shower fitting, panelled bath with mixer tap & hand held shower attachment, vanity hand basin with drawers under, close coupled WC and wall mounted storage units.



EXTERIOR

To the front of the property there are shaped lawns with a block paved footpath leading to the front entrance door. A block paved driveway provides off-road parking and leads to the:

DETACHED DOUBLE GARAGE

22' 8" x 19' 1" (6.91m x 5.82m)

Of brick & tile construction with two up-and-over doors (one being electric remote controlled), two windows to side elevation, further window & part glazed service door to other side elevation & rear garden, light and power.

GARDENS

To the side of the garage there is a lawned area and an oil storage tank enclosed by fencing. To the side of the property there is a large block paved area which provides additional off-road parking. To the rear of the property there is an enclosed lawned garden with a garden shed and concrete hardstanding.

THE PLOT

The property occupies a plot of approximately 0.29 acre, 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.



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SERVICES

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

LIFETIME LEGAL

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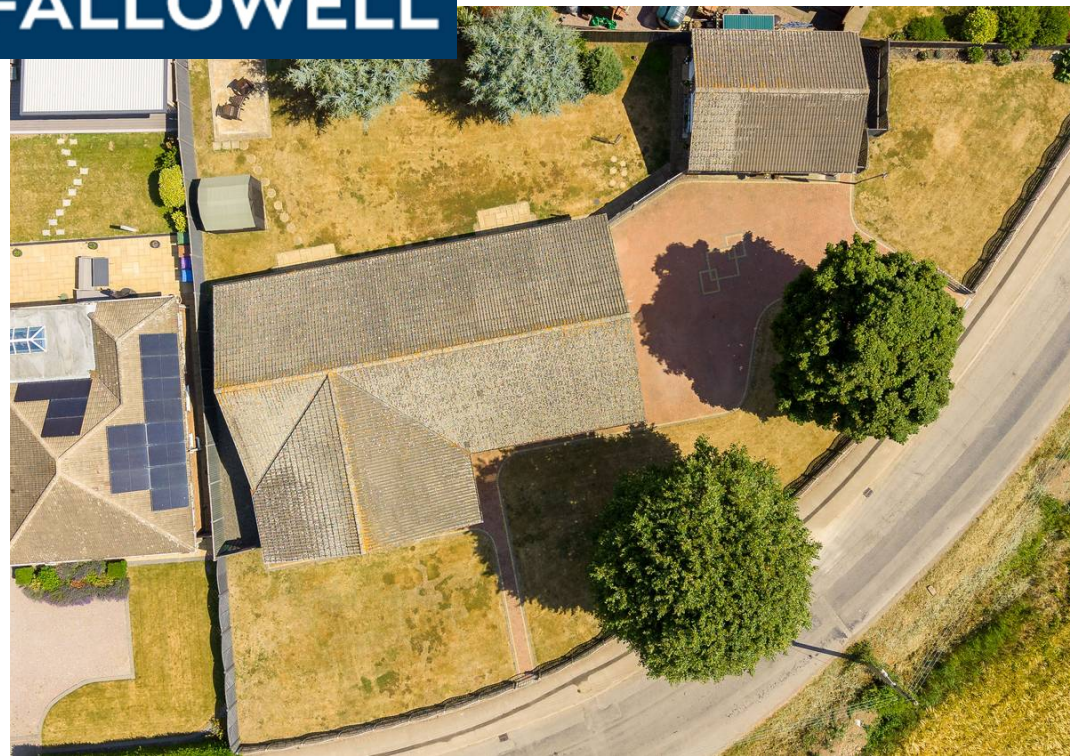
AGENT'S NOTES

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Total area: approx. 190.9 sq. metres (2054.6 sq. feet)

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