



Gralin Bungalow, Main Road

Wrangle, Boston

Beautifully Updated Detached Bungalow with Open Rear Views

Enjoying a generous plot in the well-served village of Wrangle, just off the A52 for convenient access to Boston and Skegness, this beautifully updated detached bungalow offers stylish, move-in-ready accommodation with uninterrupted open views across the countryside to the rear.

The current owners have transformed the property into a bright and welcoming home, blending modern finishes with practical everyday living. The accommodation comprises a porch, entrance hall, comfortable lounge and an attractive dining kitchen, creating an ideal space for both family life and entertaining. A useful rear entrance with adjoining store adds valuable practicality, while three bedrooms are served by a contemporary bathroom featuring both a bath and a separate shower.

Outside, the bungalow continues to impress. A lawned front garden and generous driveway provide ample off-road parking along with a garage, while the enclosed rear garden has been designed to make the most of its peaceful setting. A patio creates the perfect spot for outdoor dining, complemented by a charming brick-built pizza oven, a summerhouse and delightful open views beyond the garden.

A beautifully presented home that is ready to enjoy from day one.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





ACCOMMODATION

Part glazed front entrance door with side screen & fanlight above through to the:

PORCH

With further part glazed door to the:

ENTRANCE HALL

Having radiator, parquet flooring and large built-in cupboard.

LOUNGE

12' 0" x 11' 0" (3.66m x 3.35m)

Having window to front elevation, radiator and brick-built fireplace with beam mantle and inset wood burner effect fire.



DINING KITCHEN

22' 11" x 12' 0" (6.99m x 3.66m)

Forming two areas comprising:

DINING AREA

Having window to side elevation, radiator and fireplace recess with slate hearth, wooden beam mantle and inset multi-fuel burner. Beam lined opening through to the:

KITCHEN AREA

Having window to side elevation, inset ceiling spotlights and parquet flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: undercounter sink with mixer tap inset to work surface, cupboards, drawers & wine cooler under. Further work surface with cupboards under, cupboards over, space for upright fridge/freezer to side with cupboard under. Work surface return with space for range style cooker, cupboards under, cupboards & concealed extractor over. Further work surface return with cupboard & drawers under, breakfast bar to one side. Stable style door to the:

REAR ENTRANCE

Having part glazed door to side elevation, wood panelling to dado height and large store off with window to rear elevation. With space & plumbing for automatic washing machine and housing the oil fired boiler providing for both domestic hot water & heating.



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BEDROOM ONE

13' 3" x 11' 0" (4.04m x 3.35m)

Having window to front elevation and radiator.

BEDROOM TWO

11' 0" x 9' 9" (3.35m x 2.97m)

Having window to rear elevation and radiator.

BEDROOM THREE

9' 9" x 6' 9" (2.97m x 2.06m)

Having window to side elevation and radiator.

BATHROOM

8' 6" x 8' 5" (2.59m x 2.56m)

Having two windows to rear elevation, wood effect flooring, part tiled walls, fully tiled shower enclosure with mixer shower fitting, panelled bath, close coupled WC and pedestal hand basin.





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EXTERIOR

To the front of the property there is a lawned garden with borders. A driveway provides ample off-road parking and leads to double gates to the side of the property giving access to the:

DETACHED GARAGE

Having double entrance doors, window to side, space for tumble dryer, light and power.

REAR GARDEN

Being enclosed and majority laid to lawn. Having a paved patio with pergola, paved entertainment area with brick-built pizza oven & log store, garden shed and summerhouse.

THE PLOT

The property occupies a plot of approximately 0.15 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.

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 C.



NEWTON FALLOWELL

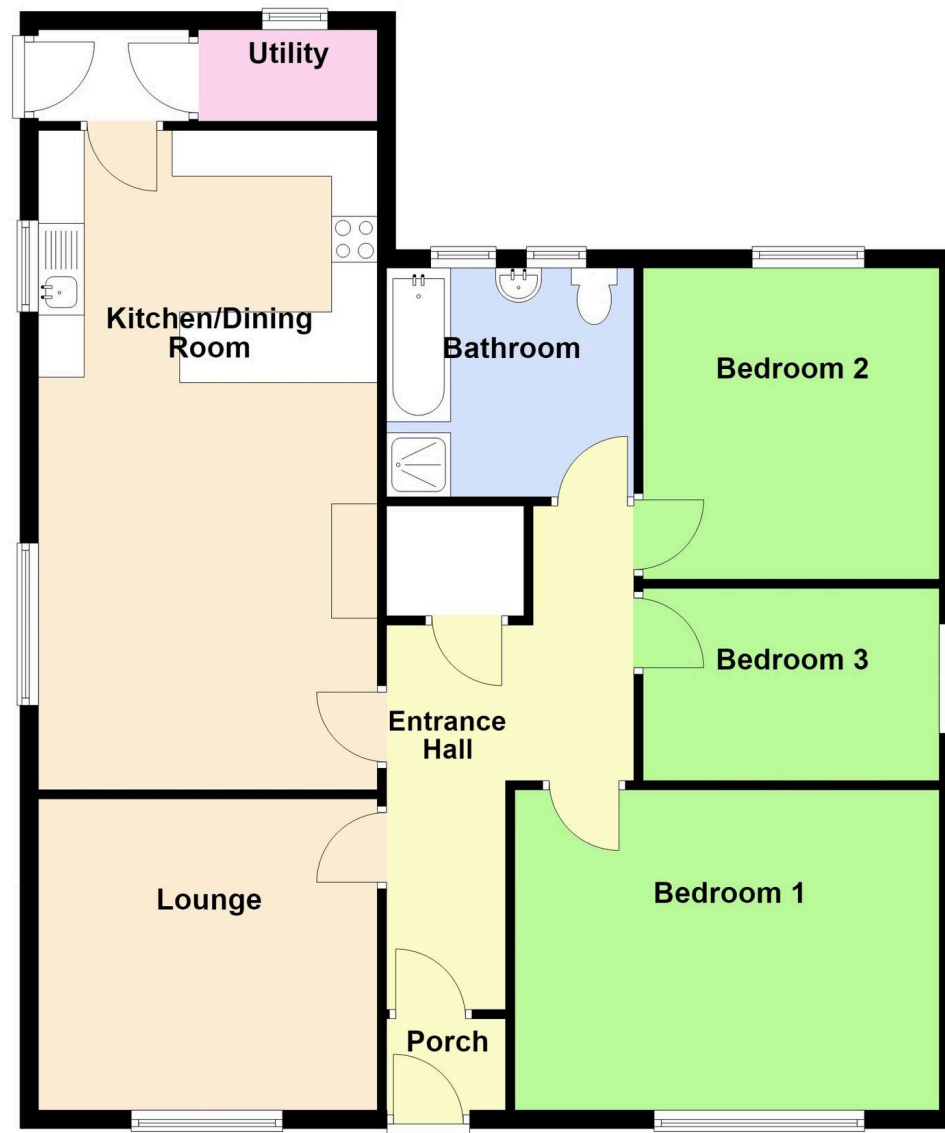


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Total area: approx. 100.1 sq. metres (1077.3 sq. feet)

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