



Despite being built in 2003, this individually designed family home has a real sense of character. Its well-considered design draws on the traditional style of Lincolnshire property and feels perfectly at home in the lovely setting of Church Lane.

The ground floor is particularly spacious, with a double-aspect lounge centred around a woodburning stove, a generous dining kitchen and separate dining room, together with a utility room and ground-floor shower room. To the first floor there are no less than *five* double bedrooms, including a master bedroom with en-suite, together with the family bathroom, both of which have been updated by the current owners as part of their improvements.

Set behind double farmhouse gates, the property offers extensive off-road parking together with a detached double garage. Attractive gardens extend around the side of the house to the enclosed rear, where a timber studio with its own bar provides a great space for entertaining. An extensive patio area with Pergola takes full advantage of the superb outlook across the garden and through mature trees to the neighbouring fields. This would be an ideal spot for a hot tub, outdoor dining or simply sitting back and enjoying the view.

Wrangle is a popular village with a strong sense of community and amenities including a primary school, village store, village hall, Denny's Pizza and an Indian takeaway, with several pubs and restaurants also within easy reach. The annual Wrangle Show, held each July, is a popular fixture in the village calendar and attracts visitors from the surrounding area.

The village lies approximately 9 miles from Boston and 13 miles from the coastal resort of Skegness, while the picturesque Lincolnshire Wolds are around 20 miles away. Church Lane itself has all the charm its name suggests, offering a relaxed village setting that will particularly appeal to dog owners, keen walkers or simply those looking for a little more fresh air, countryside and a slower pace of life.

- Individually Designed Five Double Bedroom Family Home
- Bathroom, En-suite and Ground Floor Shower Room
- Dining Kitchen, Dining Room and Double Aspect Lounge with Woodburning Stove
- Utility and Office
- Generous Driveway With Turning Bay and Detached Garage/Gym With EV Charger
- Village Lane Location With Neighbouring Fields to the rear.
- Oil-Fired Central Heating. Tenure: Freehold. Council Tax 'D'. EPC 'D' 68







Entrance – A double paved footpath leads to the traditional brick and tiled canopy porch with a part-glazed and leaded door into the **Entrance Hall** - Having stairs to the first floor with under-stairs cupboard, heating controls, luxury vinyl tile flooring and doors arranged off to:

Dining Kitchen 6.39m x 2.89m (21' x 9'6") – Both the kitchen and lounge feature a double aspect, with the kitchen comprising a range of cupboard and drawer units to both base and eye level, with work surfaces including an inset sink/drainers with two lever mixer tap. Also benefiting from a Belling electric cooking range with Belling extractor canopy, space for fridge/freezer. The rear of the kitchen has ample dining space, radiator and French door opening to the rear garden.

Lounge 6.39m x 4.26m (21' x 14') – The lounge also enjoys a double aspect with window to the front and French doors to the rear, two wall lights and an exposed fireplace with inset wood burning stove on a tiled hearth.

Dining Room 3.58m x 2.76m (11'9" x 9'1") – The dining room overlooks the rear garden and has radiator and Oak effect laminate flooring.

Office 2.67m x 2.33m (8'9" x 7'8") – The office overlooks the front driveway and also has Oak effect laminate flooring.

Utility 3.21m x 1.72m (10'6" x 5'8") – Window to the front, sink/drainers with mixer tap, wine cooler and spaces for washing machine and tumble dryer.

Shower Room 2.75m x 1.65m (9' x 5'5") – Comprising a modern white suite of hand basin with mixer tap, WC and corner shower with Triton shower. Heated towel rail, tiling to waist height.

First floor accommodation landing – Has loft access with retractable loft ladder, wall light and doors arranged off to:

Bedroom One 4.56m x 2.89m (15' x 9'6") - The first floor benefits from having five double bedrooms. This room feels particularly spacious and has window overlooking the front, bedside wall lights, radiator and an en-suite.

En-suite Shower Room – Updated by the current owners, the en-suite comprises a contemporary white suite of tiled shower enclosure, low profile WC and vanity basin with mixer tap and cupboard. Tiled walls and floor, heated towel rail and touch light bathroom mirror.

Bedroom Two 4.25m x 2.78m (13'11" x 9'1") - Also a good sized double bedroom with window overlooking the rear garden. Radiator.

Bedroom Three 4.11m x 2.31m (13'6" x 7'7") - Bedroom three also overlooks the front garden and has radiator.

Bedroom Four 3.49m x 2.90m (11'5" x 9'6") – A fourth double bedroom with window to the front and radiator.

Bedroom Five 3.48m x 2.76m (11'5" x 9'1") – A fifth double bedroom with window overlooking the rear garden. Radiator.

Bathroom – Also updated by the current owner, the bathroom features a panel bath with shower attached, vanity hand basin with cupboard beneath and a close-coupled WC. Heated towel rail, wall and floor tiling.

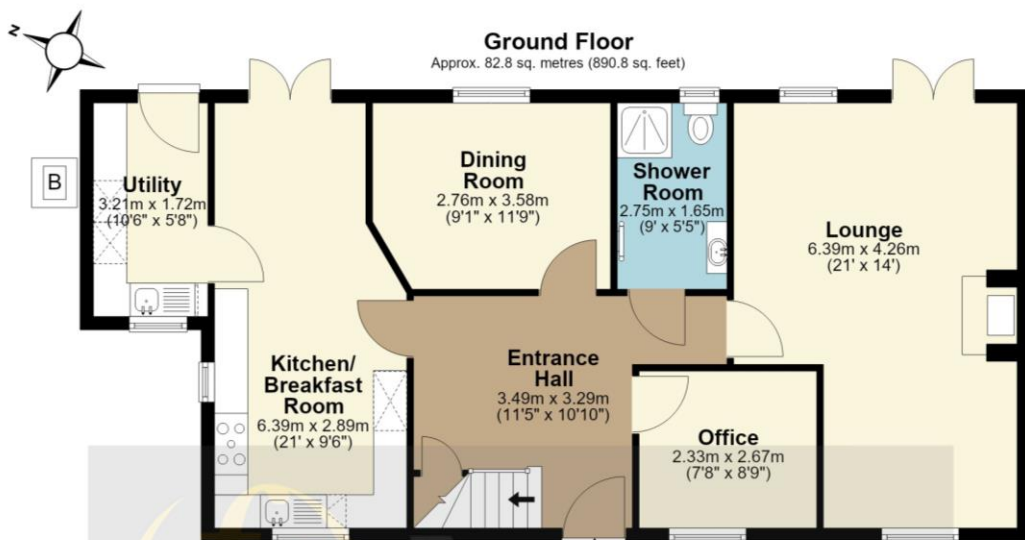
Outside – The property is approached through farmhouse-style gates over a generous gravel driveway providing ample parking for several vehicles. The driveway extends into a block paved parking bay at the front and alongside the property to the: **Detached Garage** – Having EV charger, two pairs of double doors to the front, the garage is currently being partially utilised as a gym, accessed by a further uPVC door to the side, also having power and light.

The established gardens of Holly House lie to the left and rear, mainly comprising shaped lawn bordered with trees and a hedge boundary to the front. The rear garden features a timber studio with a bar and has neighbouring open fields to the rear boundary. A low fence taking full advantage of the lovely outlook, which can be enjoyed from the extensive patio area with pergola, perfect for outside dining or a hot tub perhaps. There are also two garden sheds which are enclosed behind the garage, comprehensive outside lighting and an outside power point.









Total area: approx. 159.4 sq. metres (1715.2 sq. feet)

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