



 **NEWTON**
FALLOWELL

Litchfield, Main Road, Wrangle – PE22 9AS
£395,000

Litchfield, Main Road

Wrangle, Boston

Set in an attractive village location and enjoying open views to the front, side and rear, this detached home offers a wonderful opportunity to enjoy countryside living with generous outdoor space.

The property occupies a plot of approximately 0.61 acre, with an additional 2.81 acres of land to the rear (subject to survey), making it ideal for those seeking extra space for leisure, gardening or potential smallholding use.

The accommodation briefly comprises a rear porch, utility room with adjoining store, shower room, breakfast kitchen and dining room with a lounge leading off, creating a welcoming and practical layout on the ground floor.

To the first floor there are three bedrooms and a family bathroom.

Outside, a pair of electric gates open onto a driveway providing ample off-road parking, while the property itself stands within established lawned gardens that make the most of the surrounding open outlook.

Further benefits include LPG central heating and double glazing throughout.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E





ACCOMMODATION

Part glazed side entrance door through to the:

REAR ENTRANCE PORCH

8' 0" x 7' 7" (2.44m x 2.31m)

Having windows to side & rear elevations and part glazed door to the:

UTILITY

Having door to side elevation, door to store with window to rear elevation. Sliding door to the:

SHOWER ROOM

Having window to side elevation, shower enclosure, low level WC and hand basin.

BREAKFAST KITCHEN

16' 5" x 16' 1" (5.00m x 4.90m)

Having two windows to front elevation, further windows to side & rear elevations, radiator and tiled floor. Fitted with a range of units with work surfaces & upstands comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboards & space & plumbing for automatic washing machine under, LPG fired boiler providing for both domestic hot water & heating over. Work surface return with cupboards & drawers under, recess with space for range style cooker, built-in full height cupboard to side. Island unit with cupboards & drawers under.





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LOUNGE/DINER

23' 7" x 16' 3" (7.19m x 4.95m)

(max) Forming two areas comprising:

DINING ROOM

Having two windows to front elevation, further window to side elevation, french doors to side elevation, coved ceiling, radiator and wood effect flooring. Opening to the:

LOUNGE

Having bay window to side elevation, coved ceiling, radiator, wood effect flooring and fireplace recess with slabbed hearth and inset multi-fuel burner.

FIRST FLOOR LANDING

Having window to rear elevation.

BEDROOM ONE

17' 1" x 16' 1" (5.21m x 4.90m)

Having windows to front & rear elevations and radiator.

BEDROOM TWO

12' 1" x 10' 4" (3.68m x 3.15m)

Having window to side elevation and radiator.

BEDROOM THREE

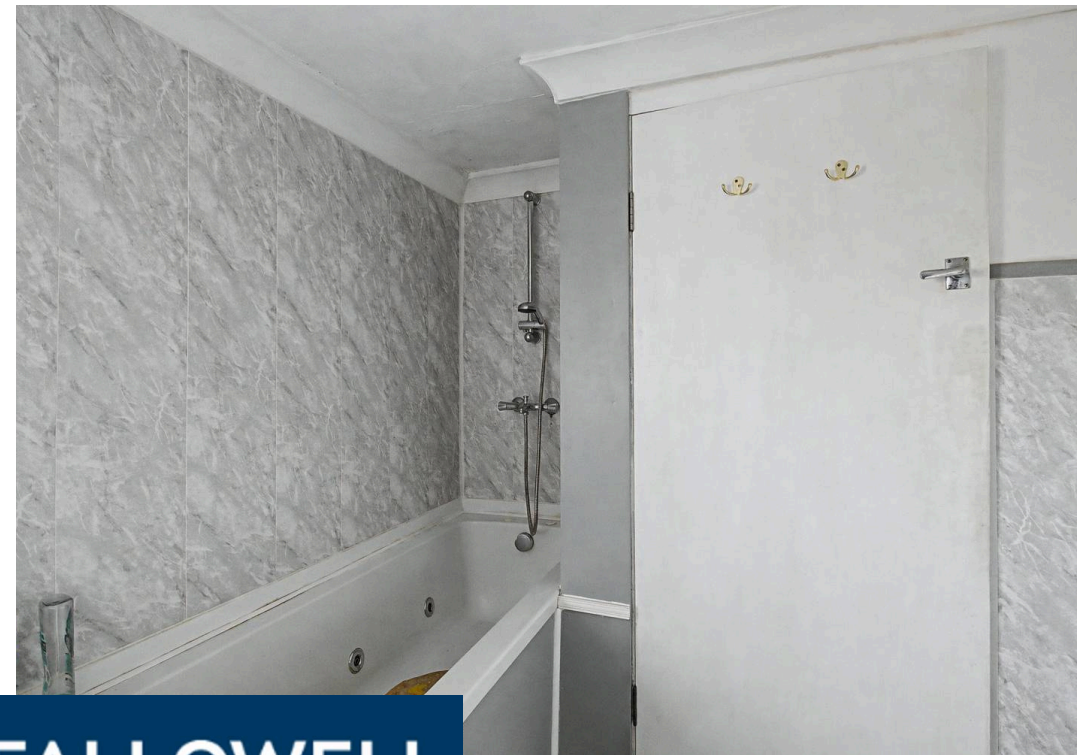
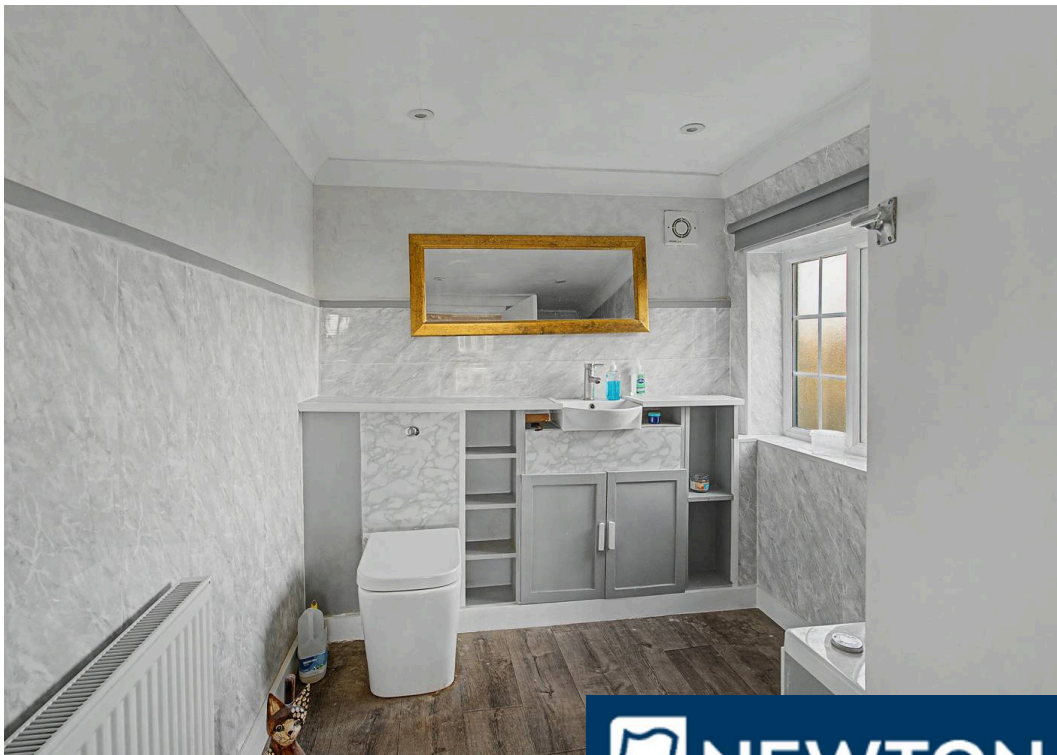
11' 0" x 9' 4" (3.35m x 2.84m)

Having window to front elevation and radiator.

BATHROOM

Having window to side elevation, coved ceiling with inset ceiling spotlights, radiator, extractor, wood effect flooring and majority tiled walls. Fitted with a white suite comprising: panelled spa bath with mixer shower fitting over, hand basin with mixer tap inset to unit with cupboard & shelving under and WC with concealed cistern.





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EXTERIOR

A pair of electric gates open to a driveway which provides ample off-road parking. To the front, side & rear of the property there are lawned gardens with established trees. There is also a further area of land which is currently let to a local farmer.

OPEN FRONTED GARAGE

14' 9" x 9' 2" (4.50m x 2.79m)

Requiring attention and of brick & pantile construction and being open fronted with two adjoining stores.

THE PLOT

The property stands in a plot of approximately 0.61 acre, with a further 2.81 acres of land to the rear, 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 LPG fired boiler serving radiators. The current council tax is band D.

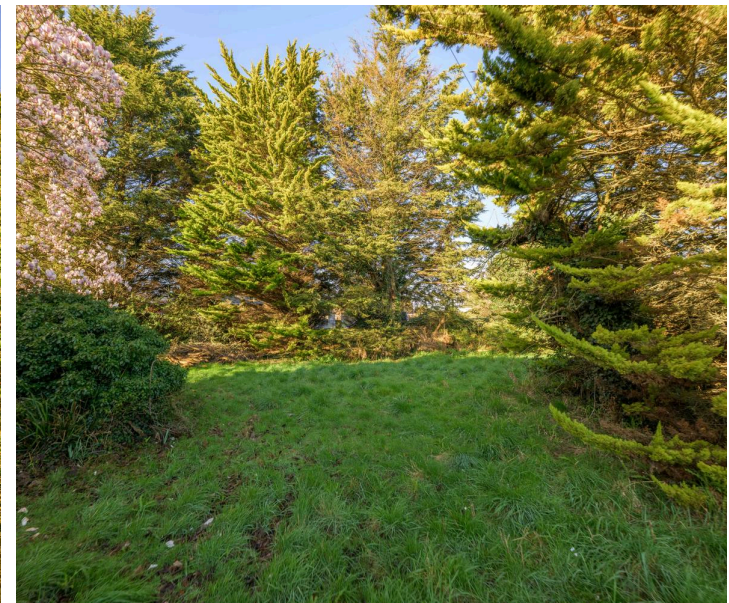


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AGENT'S NOTES

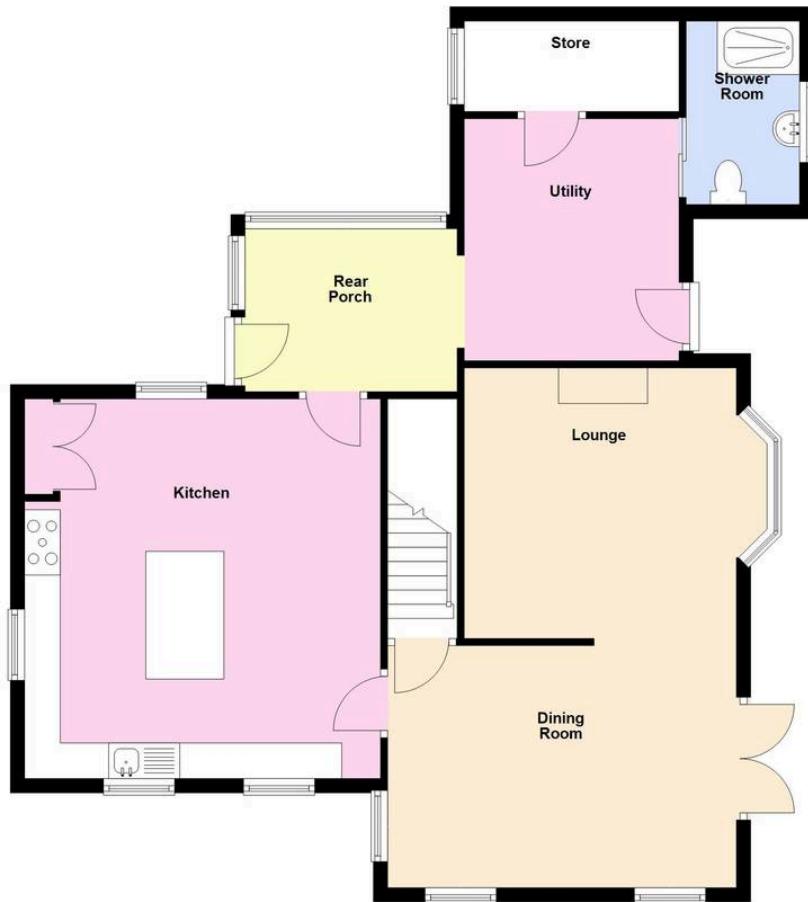
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Ground Floor
Approx. 90.4 sq. metres (973.5 sq. feet)



First Floor
Approx. 60.7 sq. metres (653.6 sq. feet)



Total area: approx. 151.2 sq. metres (1627.1 sq. feet)

Newton Fallowell Estate Agents

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