



**2 Manor Farm Bungalow**  
Mere Booth Road, Langrick, Boston, Lincolnshire PE22 7AB

**£299,950**





## 2 Manor Farm Bungalow

Mere Booth Road, Langrick PE22 7AB

Lincoln – 36 miles

Grantham – 31 miles with East Coast rail link to London

Boston – 5 miles

(Distances are approximate)

A deceptively spacious and well-presented detached bungalow situated in a rural location with views over open farmland. Internally the property is well appointed and benefits from accommodation comprising entrance hallway, lounge with LVT flooring and a log burner, breakfast kitchen, conservatory, three independent bedrooms all with new carpets and a new modern bathroom. Further benefits include gardens to the front side and rear and external power points and a single garage with electric roller door. The side garden has a summer house with electric power points installed (could be a office or an extra room) and there is also a raised decked seating area with sheltered timber pergola above. The gardens are fully enclosed so you can enjoy the views without compromise, this is a property to view to appreciate the surroundings and the countryside.

### Accommodation

Entered into the side through uPVC door into:

### Entrance Porch

With lights to ceiling and wall, tile effect flooring and wooden obscure glazed door to:

### Reception Hall

With radiator, multiple power points and loft access hatch. Having a wooden door to airing cupboard and doors to accommodation including:



**Lounge 17' 9" x 12' 4" (5.41m x 3.76m)**

With uPVC double glazed window to front and lights to ceiling and wall. There is a stone fireplace with log burner inset, tv point, multiple power points and wood laminate flooring.

**Dining Kitchen 23' 6" x 9' 6" (7.16m x 2.89m)**

With uPVC double glazed windows to front and side and having an excellent range of storage units to base and wall levels. There is a sink and drainer to roll edge wood effect worktop, Neff oven, four ring induction hob and Bentsen extractor. There is space and connections for fridge, freezer, washing machine and dryer and having tiled flooring, multiple power points, radiator and uPVC double glazed French doors to:

**Conservatory 11' 3" x 10' 8" (3.43m x 3.25m)**

With uPVC double glazed windows to front, side and rear and having French doors to rear, lights to wall, tiled flooring, tv point, radiator and multiple power points.

**Bathroom 9' 0" x 5' 9" (2.74m x 1.75m)**

With uPVC double glazed obscure window to side and having low-level WC, pedestal sink and panel bath with monsoon and regular shower heads over. There are tiles to walls and floor and heated towel rail.

**Bedroom 2 10' 5" x 10' 0" (3.17m x 3.05m)**

With uPVC double glazed window to rear, tv point, multiple power points and radiator.

**Bedroom 1 11' 9" x 10' 4" (3.58m x 3.15m)**

With uPVC double glazed window to rear and having radiator, **carpet (replaced since photographs were taken)** and multiple power points.

**Bedroom 3 9' 7" x 7' 9" (2.92m x 2.36m)**

With uPVC double glazed window to side radiator and multiple power points.

**Outside**

The property is approached over a long driveway, providing tandem parking for multiple vehicles and leading to the **Garage 19' 6" x 10' 0" (5.94m x 3.05m)** with roller shutter door, light and windows to rear.





### Outside

The front garden is laid to lawn, with mature shrubs, hedging to one side and fencing to the others. Personnel gates ensure a child and pet friendly space. The side and rear garden spaces are laid to low maintenance paving and stone chipped spaces, with mature flowers beds, raised decking leading off the conservatory and a timber summerhouse to one corner.

### Further Information

Mains water, electric and drainage. Oil fired central heating. UPVC double glazing.

Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincolnshire LN9 6PH. Tel No: 01507 601111.

DISTRICT COUNCIL TAX BAND = A  
EPC RATING = D

**SERVICES:** The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

**VIEWING:** By arrangement with the agent's Woodhall Spa Office.

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Brochure prepared 15.12.2025



**Ground Floor**  
Approx. 116.9 sq. metres (1258.8 sq. feet)



Total area: approx. 116.9 sq. metres (1258.8 sq. feet)

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