

Spacious Modern Executive Three Bedroomed Bungalow Situated on a 0.55 Acre Plot

Long Ridges | Main Road | Wrangle | Boston | Lincolnshire | PE22 9AN



Large Family Home Set in Extensive Gardens with Private Patio and Double Garage
2 Reception Rooms Comprising a Large Open Plan Sun Lounge and Kitchen Dining Room with Separate Utility Room, 3 Ground Floor Bedrooms with Potential for an Additional First Floor Bedroom, Automated Gates and CCTV

For Sale Freehold with Vacant Possession
£525,000 Subject to Contract, No Onward Chain

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

01205 361694
www.poyntons.com
sales@poyntons.com



Location...

The large village of Wrangle is located approximately 120 miles to the north of London, 30 miles to the south-east of Lincoln, 50 miles to the east of Nottingham on the South Lincolnshire Fens.

The coast is approximately 1 mile to the east, Boston 10 miles to the south-west and the tourist resorts of Skegness and Ingoldmells 7 miles to the north-east.

The property is located off the main road in the centre of the village.

The village boasts a public house, church, convenience store, a large Co-operative shop at Old Leake approximately 2 miles to the south-west and various takeaways nearby.

Accommodation...

Entrance Hall

A spacious carpeted entrance with doors arranged to:

Bedroom 1.....3.9m x 3.6m
Having double glazed bay window to front elevation, double glazed window to side elevation, central heating radiator, a number of sockets and TV point.

Bedroom 2.....3.9m x 3.6m
Having double glazed bay window to front elevation, double glazed window to side elevation, central heating radiator, a number of sockets and TV point.

Master Bedroom Suite.....5.0m x 3.8m
Having double glazed sliding doors to the rear patio, double glazed window to front elevation, central heating radiator, a number of sockets and TV point and an adjoining:

Dressing Room.....3.7m x 3.9m
Having full width bespoke wooden fitted wardrobes and a bespoke fitted full width dressing table with large mirror.

Family Bathroom.....3.8m x 3.5m
An impressive bathroom suite, designed with a focus on both luxury and practicality. The room boasts high-gloss tiled floors and walls, a freestanding bath, double rainfall walk-in shower, and double countertop basin.

The property features a generous open-plan living, kitchen and dining arrangement, ideal for modern family life and entertaining. There are multiple TV and power points throughout the area for flexible furniture placement and media use.

Living Room.....5.3m x 3.9m
Having large double glazed patio doors opening out onto the rear garden and dual aspect windows.

Kitchen.....3.6m x 4.1m
Having shaker style fitted units, composite anthracite worktops, space for range and American fridge freezer, tiled splashbacks, large peninsular with breakfast seating.

Dining Room.....5.2m x 3.0m
Having fitted cabinets with matching worktop, porcelain floor tiles, patio doors to rear patio, access to the utility room and boot room with WC off.

Utility Room.....3.1m x 2.9m
Useful utility with matching worktop and base unit, inset sink, and plumbing for a washing machine. Window to side elevation and practical tiled flooring.

Boot Room & WC.....3.5m x 2.0m
Having fitted storage and worktop space, with a door leading out to the rear patio. Access from here to a ground floor WC with wash basin and tiled walls.

Outside...

The property is approached via an in-and-out driveway with electric gates and an intercom entry system, opening into a generous granite shale gravelled parking and turning area. There is a detached double garage with two powered doors and further storage space.

A gate provides direct access from the driveway through to the rear garden, allowing easy movement between the two areas.

The large and private rear garden is primarily laid to lawn and is enclosed by fencing and mature hedging.

An extensive porcelain-tiled patio spans the width of the property, offering plenty of space for outdoor seating and dining, along with a covered area ideal for a hot tub or outdoor entertaining.

Raised planted beds and established landscaping complete the setting.

EPC...

An EPC has been instructed and will be available on request.

Outgoings...

The property is rated at Council Tax Band D.

Viewing...

All viewings are to be made by appointment through the agent.

Poyntons Consultancy.

sales@poyntons.com | poyntons.com

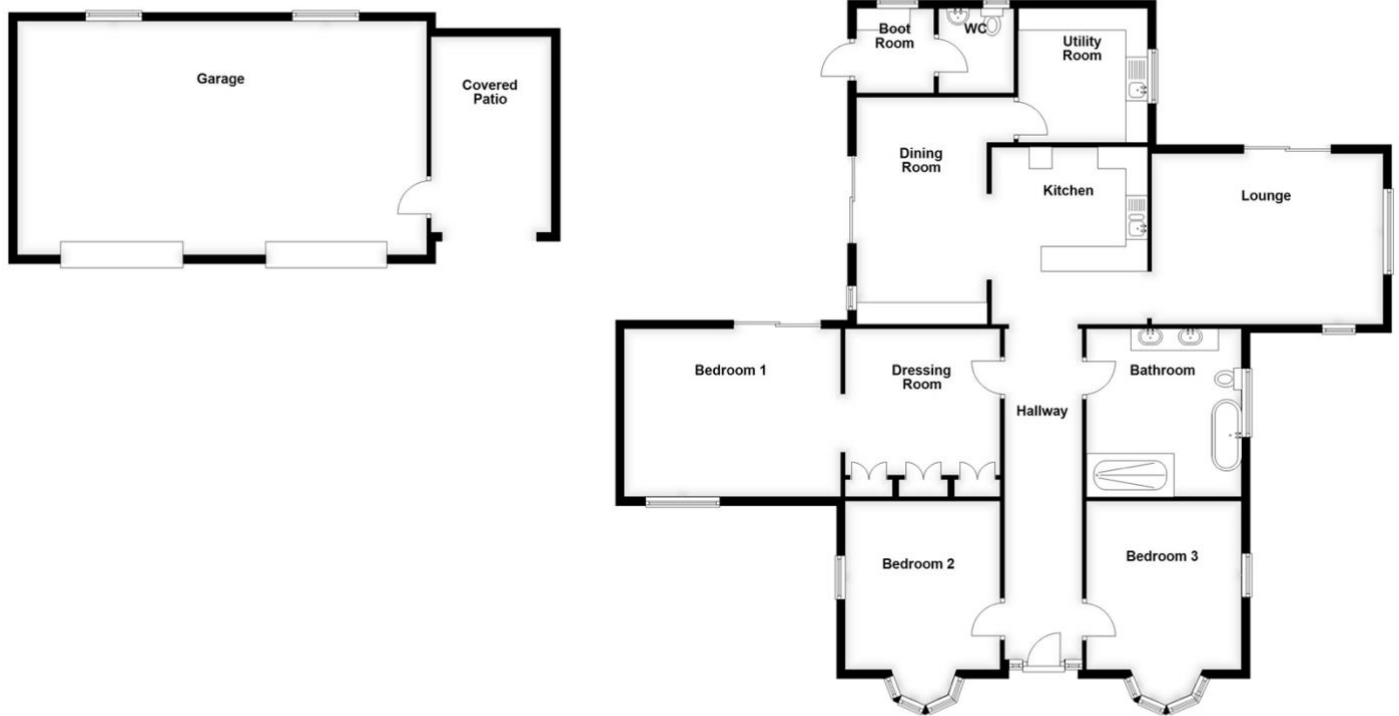


poyntons consultancy
PROPERTY MARKETING SPECIALISTS

01205 361694
www.poyntons.com
sales@poyntons.com



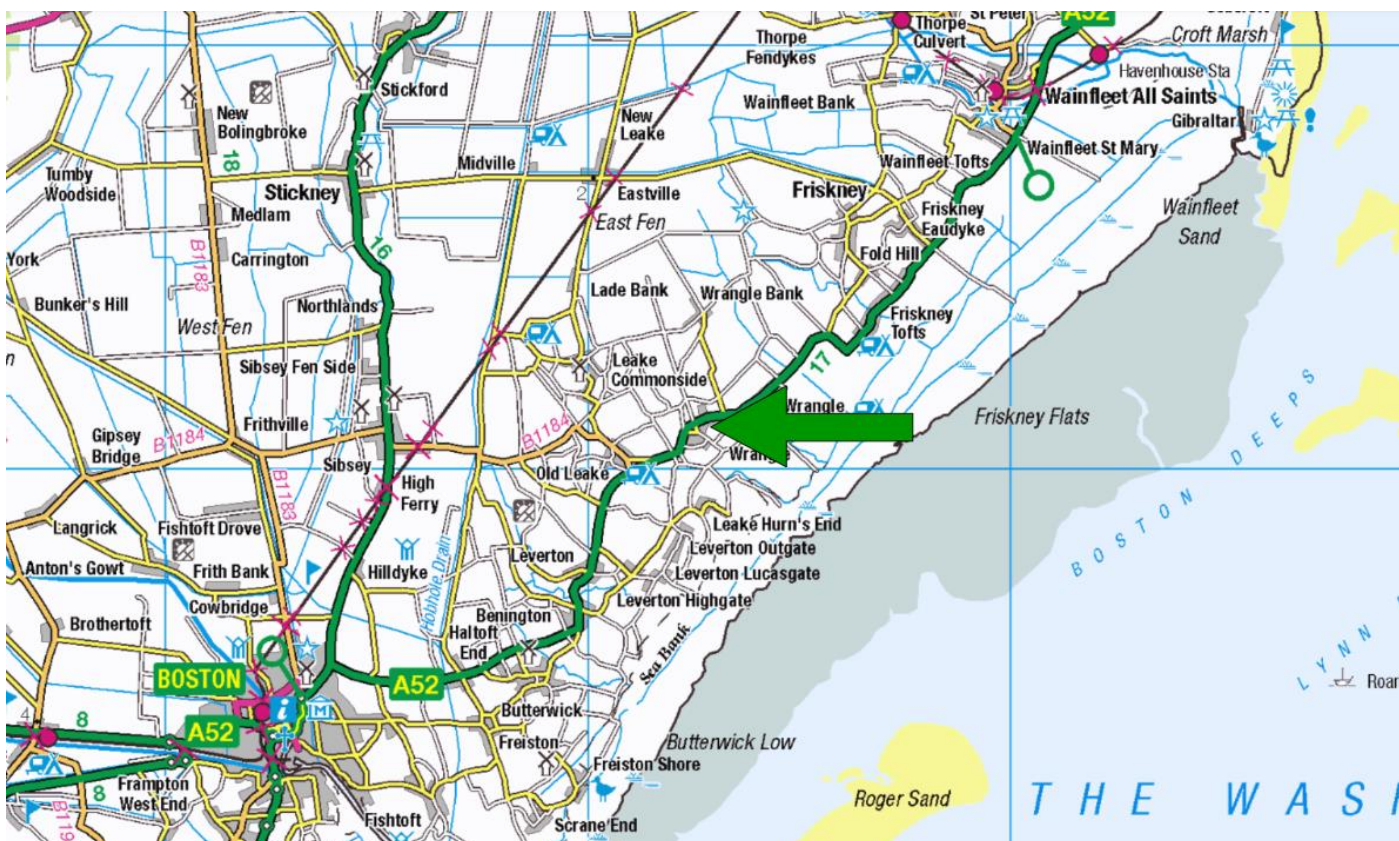
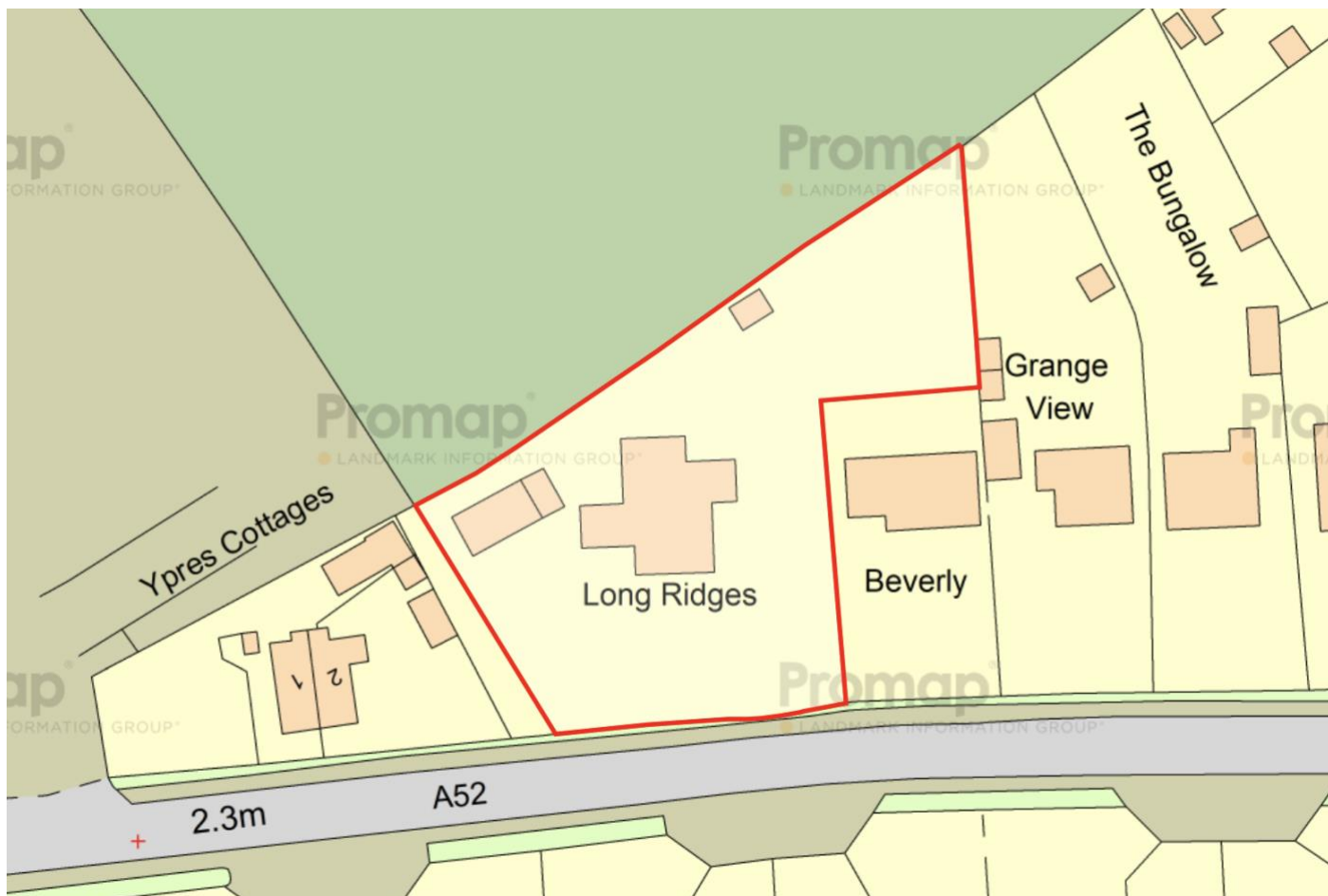
Ground Floor
Approx. 229.7 sq. metres (2429.9 sq. feet)



poyntons consultancy
PROPERTY MARKETING SPECIALISTS

01205 361694
www.poyntons.com
sales@poyntons.com





Misrepresentation Act: The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded. **Money Laundering Regulations:** Prospective purchasers will be asked to produce identification at a later stage.

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

01205 361694
www.poyntons.com
sales@poyntons.com

