

Large Four Bedroomed Detached House in 5.6 Acres of Secluded Paddocks in a Desirable Village Location

The Paddocks | Church Lane | Wyberton | Boston | Lincolnshire | PE21 7AF



Unique Opportunity to Acquire a Large Detached Dwelling For Renovation
Large Entrance Hall, Kitchen with Separate Utility Room and Pantry, 3 Reception Rooms, WC, Spacious Galleried Landing, 4 Bedrooms, 2 En Suites and Family Bathroom Totalling Over 2,375sqft of Accommodation
Private Gardens lead to Mature Parkland Currently Arranged as Equestrian Paddocks

For Sale Freehold with Vacant Possession
£550,000 Subject to Contract, No Onward Chain

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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Location...

The historic market town of Boston is located on the South Lincolnshire Fens approximately 115 miles to the north of London.

The town has a rich trading history, Hanseatic League, a large hospital, twice weekly market, some well regarded schools, strong sporting offering and a strong retail offering.

The ancient village of Wyberton is located to the south-west of the town towards Peterborough, off the A16 trunk road.

The property is located in a line of large, detached houses and opposite the Grade I Listed Church of St Leodegar's.

Description...

The property was constructed approximately 40 years ago and is now in need of some refurbishment and modernisation.

The spacious accommodation could be re-modelled to provide a comfortable family layout with integral garage space set in just under half an acre of formal gardens with access into the additional 5.1 acres.

Accommodation...

Entrance Hall

WC

Kitchen.....4.1m x 3.8m

Having a range of fitted units, worksurfaces with 1½ bowl sink with drainer over and space for domestic appliances.

Pantry

Utility Room.....3.7m x 2.5m

Having a range of units, worksurfaces with stainless steel sink and space for domestic appliances.

Rear Lobby

WC

Lounge.....6.9m x 4.1m

Having stone-built fireplace, gas fire and display shelving.

Family Room.....5.1m x 3m

Dining Room.....4.1m x 2.7m

Double Garage.....5.5m x 5.9m

First Floor Landing

Having built in cupboard off.

Bedroom 1.....5.1 x 3.8m

Having walk-in cupboard.

En suite Shower Room

Bedroom 2.....4.7m x 3.6m

Bedroom 3.....4.2m x 3.3m

Family Bathroom

Bedroom 4.....4.5m x 3.1m

Having walk-in cupboard.

En suite Shower Room

Outside...

Access to the property is over a private bridge leading to the front gravelled parking area. Mature trees including a TPO protected Turkey Oak help create the feeling of privacy from the roadway.

A gravelled driveway leads to the side of the house where there is a private garden to the house. A gated entrance leads into the field at the rear extending to around 5.1 acres in total, currently divided into a number of paddocks and ad hoc stables and a ménage.

There is a footpath leading along the right hand side of the paddock, plans are included for information.

Services...

It is understood that all mains services are connected to the property. No service investigations have been carried out.

Tenure...

The property is to be sold freehold with vacant possession.

Outgoings...

The property is rated at Council Tax Band E.

EPC...

The property has an Energy Performance Asset Rating D68. Full details are available on request.

Viewing...

All viewings are to be strictly by appointment through the agent. Poyntons Consultancy.
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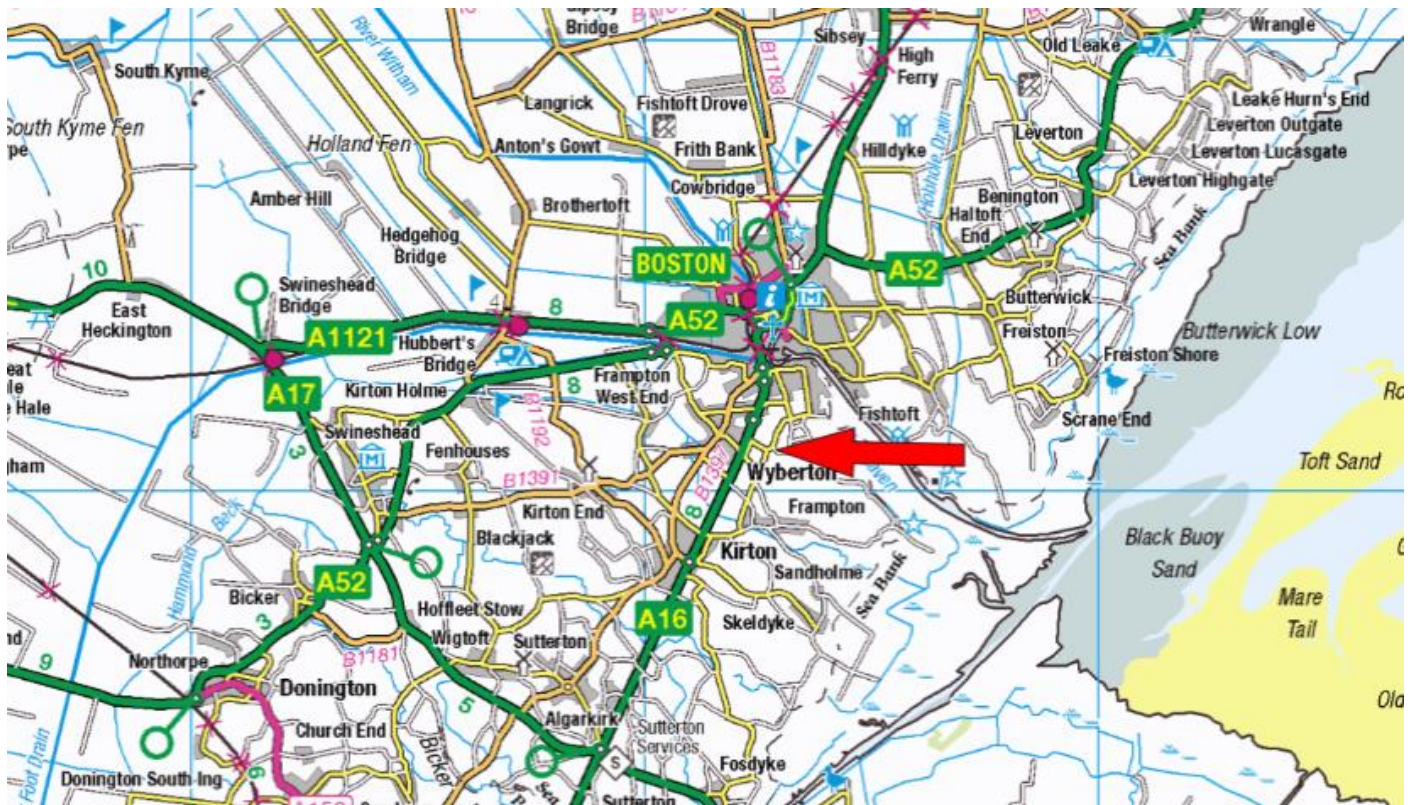
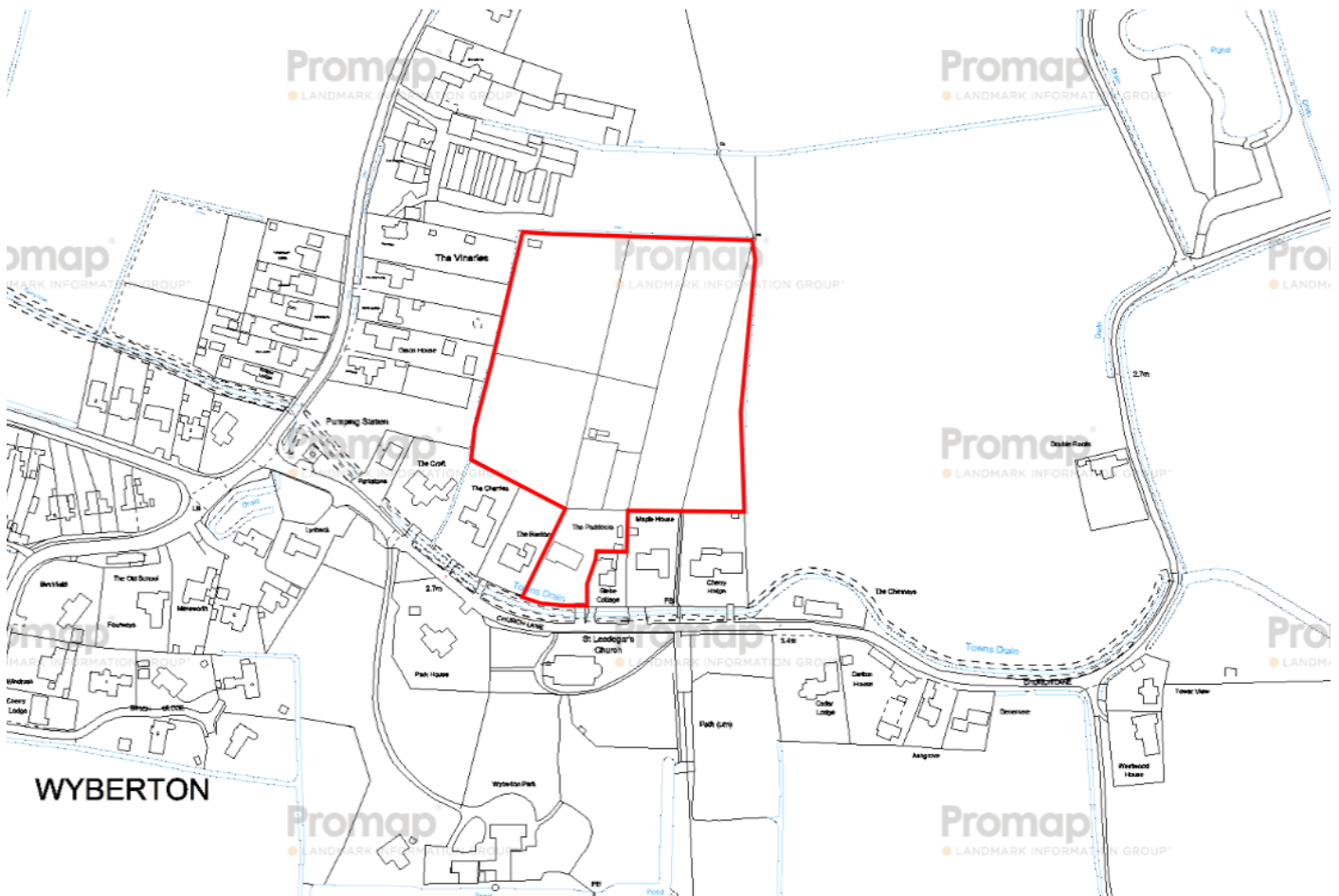


GROUND FLOOR



1ST FLOOR





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