

# Spacious Six Bedroomed Bungalow with Five Reception Rooms in ¼ of an Acre

Delamere | Main Road | Wrangle | Boston | Lincolnshire | PE22 9AN



Unique Opportunity to Acquire a Large Family Home Set in Beautiful Mature Gardens with Private Patio, 5 Reception Rooms Comprising 3 Living Rooms, Large Sun Lounge and Dining Room, 5 Ground Floor Bedrooms with 1 First Floor Bedroom, Large Kitchen with Separate Utility Room, Double Garage

For Sale Freehold with Vacant Possession  
£350,000 Subject to Contract

**poyntons** consultancy  
PROPERTY MARKETING SPECIALISTS

**01205 361694**  
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## 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...

### Rear Entrance Porch

#### WC

Having WC and wall mounted hand basin.

#### Utility Room.....3.7m x 3.6m

Having 5 door high level cupboards over round edged worksurfaces, Belfast sink, 8 door base cupboards with 6 drawers, space for domestic appliance, full height walk-in cupboard.

#### Kitchen/Diner.....5.2m x 3.8m

Having a range of fitted units comprising 12 door high level cupboards over round edged worksurfaces with inset hob, inset double sink with mixer taps and drainer, 12 base cupboards, 12 drawers, integrated appliances, extractor fan, central heating radiator.

#### Sitting Room 1.....8m x 3.8m max

Having fitted two door full height cupboard, double glass panelled doors to dining room, large bay window, fireplace with log effect fire and granite hearth.

#### Dining Room.....5.2m x 3m

Having doorway to gated patio, fireplace.

#### Sitting Room 2.....6m x 3.3m

Having tiled fireplace.

#### Sun Lounge.....6m x 3.8m

Having French doors to private enclosed patio area.

#### Sitting Room 3.....7.3m x 3.7m

Having French doors to formal gardens, stone effect fireplace with cast iron back.

### Main Internal Hall

Having stairway to first floor, understairs cupboard, alarm control panel.

**Bedroom 1**.....4.7m x 3.3m, 16sqm

**Bedroom 2**.....3.6m x 4.1m, 15sqm

**Bedroom 3**.....4.1m x 3.7m, 15.5sqm

Having sink set over two door cupboard.

### Family Bathroom

Having walk-in shower, enamel bath, vanity unit, low level inset sink, 2 door cupboard under.

**Bedroom 4**.....4.1m x 3.6m

**Bedroom 5/Study**.....4m x 2.6m

Having doors to enclosed courtyard

### First Floor

Stairs lead to the first floor where there is a large landing.

**Bedroom 6**.....5.4m x 4.6m

Having a pair of dormer windows.

## Outside...

To the rear of the property a concrete driveway leads to a private space where there is a **Double Garage** 5.9m x 5.6m, 33sqm, having double doors, electrically opening.

The property benefits from UPVC double glazed windows, oil fired central heating and mains drainage.

## Outgoings...

The property is rated at Council Tax Band E.

## EPC...

The property has an Energy Performance Asset Rating E47. Full details are available on request.

## Viewing...

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

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GROUND FLOOR  
304.1 sq.m. approx.

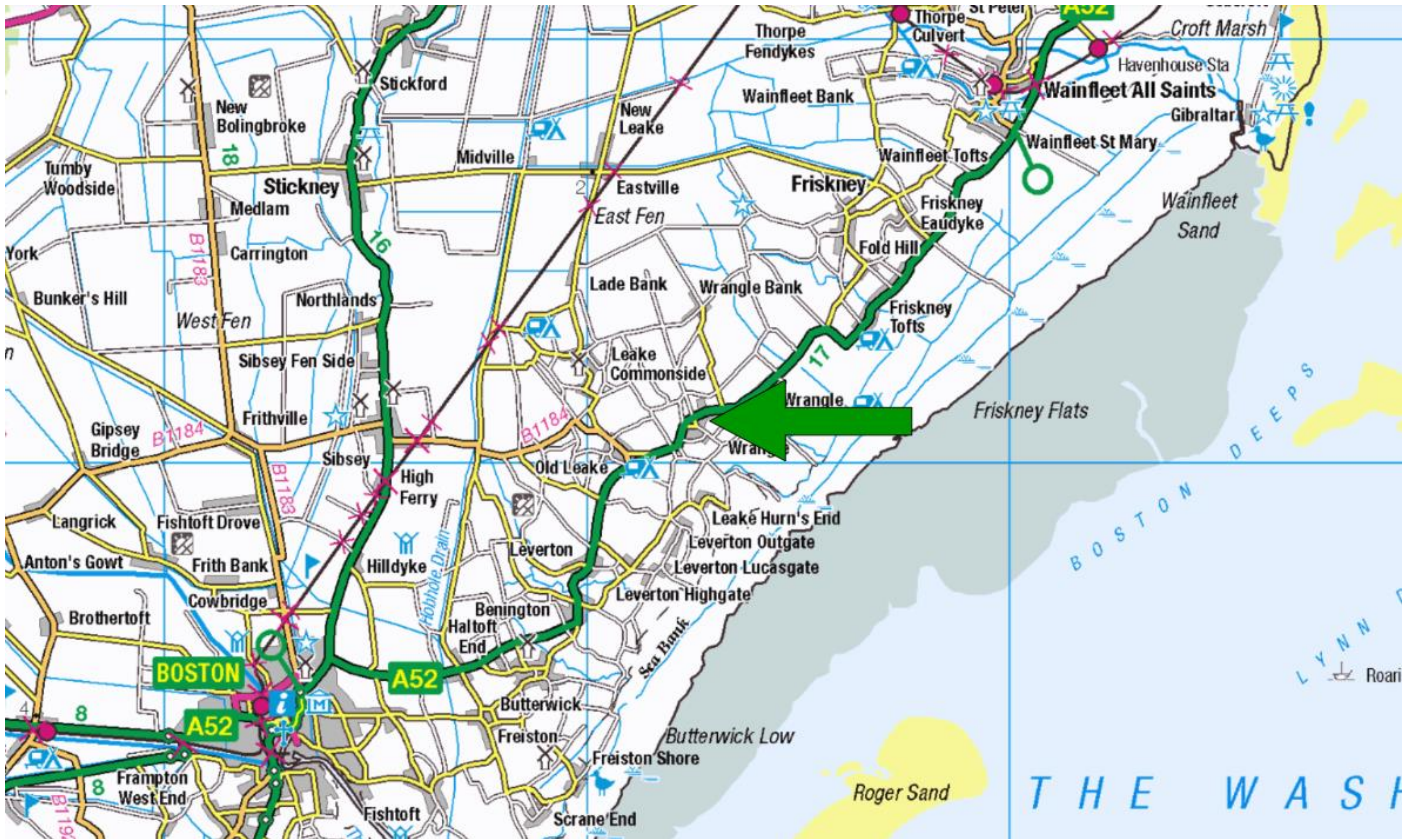


1ST FLOOR  
49.6 sq.m. approx.



TOTAL FLOOR AREA : 353.6 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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