



Willsons
SINCE 1842

Woldene, Bellwater Bank, New Leake

£240,000



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Woldene, Bellwater Bank,
New Leake, Boston,
Lincolnshire, PE22 8LA

"AGENT'S COMMENTS"

A traditional detached bungalow set in a peaceful rural location with 2 acres of arable/pasture land. The property sits on the outskirts of New Leake having direct access to the banks of the Bellwater water way, ideal for coarse fishing and within easy reach of the amenities of the larger market towns of Boston and Spilsby. Along side the additional 2 acres this property also offers an ample sized plot, driveway, garage, uPVC windows and doors throughout, open countryside views and no onward chain.

LOCATION

New Leake, Midville & Eastville are adjacent villages situated 12 miles North from Boston and 7 miles South from Spilsby in the East Lindsey district of Lincolnshire. New Leake offers a primary school and Eastville & Midville has a village hall with regular events.



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Front Of Property

Approached from a private road access, tarmac driveway leads to a concrete slabbed path to the front and sides of the property. Boundaries of mature hedging on all aspects with the front garden mainly laid to lawn.

Hallway

With external door to the front of the property and carpeted flooring.

Lounge/Diner

20'4" x 24'11" (6.20m x 7.59m)

With triple aspect windows to the front, side and rear of the property, tiled surround open fireplace, double built in storage cupboards and carpeted flooring.

Kitchen

11'4 x 10'3" (3.45m x 3.12m)

With a range of base and wall units, tiled splashbacks, stainless steel sink and taps, space for cooker and fridge, space and plumbing for washing machine, vinyl flooring, dual aspect windows to both sides of the property, external door to the rear garden and outbuildings, external door to rear and side garden.

Bedroom One

13' x 9'11" (3.96m x 3.02m)

With dual aspect windows to the front and side of the property and carpeted flooring

Inner Hallway

With built in storage cupboard, carpeted flooring, timber and glazed sliding doors leading to bedrooms two and three.

Bedroom Two

11'3" x 11'1" (3.43m x 3.38m)

With dual aspect windows to the side and rear of the property and carpeted flooring.

Bedroom Three

9'1" x 7'7" (2.77m x 2.31m)

With built in storage cupboards, carpeted flooring and window to the rear of the property.

Bathroom

7'04" x 6'10" (2.24m x 2.08m)

With vanity unit housing sink and WC, bath with electric shower over, airing cupboard, tiled wall throughout, window to the rear of the property and vinyl flooring.

Rear Garden

Garage

Single garage of concrete panelled construction and asbestos roof sheeting.

Outbuildings

Three traditional brick built outbuildings connected to the main property all having timber door entrances, including a WC.

Pasture/Arable Land

The property is offered with an additional 2 acres (exact area to be confirmed).

Energy Performance Certificate

The property has an energy rating of 'E'. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 9751-3052-8203-2455-7200

Services

We understand that mains electricity and water are connected to the property. Heating is via an oil fired boiler and the drainage is to a private system.

Additional Comments

The agents are informed this property is subject to probate which has been applied for but not yet granted.

Tenure & Possession

The property is Freehold with vacant possession upon completion.

Local Authority

Council Tax Band 'B' payable to Local Authority: East Lindsey District Council, Tedder Hall, Manby Park, Louth, Lincs, LN11 8UP. Tel: 01507 601111.

Viewing

Viewing is strictly by appointment with the Skegness office at the address shown below.

What 3 Words

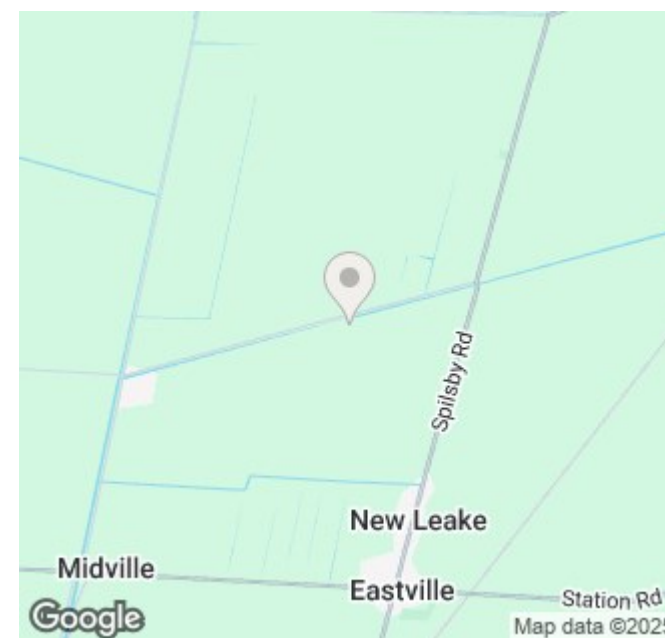
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FLOORPLAN Not to scale – For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



Viewing Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

