



Greystone, Main Road, Wrangle

£300,000



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Willsons
— SINCE 1842 —

Greystone, Main Road,
Wrangle, Boston,
Lincolnshire, PE22 9AJ

"AGENT'S COMMENTS"

An individually styled chalet bungalow located in the heart of Wrangle, providing easy access to the local amenities of the nearby town of Boston. Situated on an extensive plot, this property is offered with no onward chain and benefits from ample size living accommodation, dressing/shower room to the main bedroom, driveway, garage and the potential for updating.

LOCATION

Wrangle is located approximately 9 miles north-east from the port town of Boston and 13 miles from the coastal resort of Skegness. Having a primary school, public house and convenience store. The towns have hospitals, railway stations along with range of shops including some well-known national chains, doctor's surgeries, dentists and primary and secondary schools. There is also a secondary school located at the nearby village of Old Leake where a doctor's surgery can also be found. The village is situated on a bus route with regular services to Skegness and Boston.



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Front Of Property

Approached over a red tarmac driveway via double wrought iron gates , having borders of mature hedging, shrubbery and timber fencing. The frontage is predominately laid to grass with areas of decorative gravel, featuring a dwarf brick built wall and pillars with wrought iron railings.

Hallway

With original parquet flooring and stairs leading to the first floor.

Lounge

17'1" x 14'1" (5.21m x 4.29m)

Featuring a 'turret' style window and French doors to the front of the property, unique brick built fire surround, window to the side of the property, laminate flooring and single glazed door with side panel leading to the snug/office.

Kitchen/Diner

18'10 x 13'11 (5.74m x 4.24m)

With a range of base and wall units, tiled splashbacks, space and plumbing for washing machine, space for cooker, stainless steel sink with mixer tap, extractor hood, floor mounted oil boiler located within a base unit, vinyl flooring to the kitchen area, character effect wooden beams to the ceiling, brick surround fire place with cupboard either side, wooden tiled flooring to the dining area and windows to the front and side of the property.

Snug/Office

19' x 7'11" (5.79m x 2.41m)

With carpeted flooring, bay windows and door to the side of the property.

Inner Rear Lobby

With vinyl flooring, internal window to the hallway and window and door to the rear of the property.

Cloakroom

With part tiled walls, WC, corner hand basin, vinyl flooring and window to the rear of the property.

Landing

With carpeted flooring and access to the loft space via a built in cupboard.

Bedroom One

18'1" x 11'5" (5.51m x 3.48m)

With a range of built in wardrobes, carpeted flooring and window to the side of the property.

En-Suite/Dressing Room

13'2" x 7'2" (4.01m x 2.18m)

With an enclosed shower cubicle having direct feed shower, vanity sink unit, a range of built in wardrobes and window to the rear of the property.

Bedroom Two

13'11" x 11'5" (4.24m x 3.48m)

With built in double cupboard, carpeted flooring and window to the side of the property.

Bedroom Three

13'11" x 7'2" (4.24m x 2.18m)

With carpeted flooring and window to the rear of the property.

Bathroom

10'3" x 7'2" (3.12m x 2.18m)

With an enclosed shower cubicle having direct feed shower, WC, bidet, sink, bath, part tiled walls, vinyl flooring and window to the rear of the property.

Rear Garden

With borders of mature shrubs, hedging and timber fencing, mainly laid to lawn with a decorative slabbed patio to the front of the summer house. A concrete footpath provides access to both sides of the property and leads to the garage.

Summer House

Of timber built construction having power and lighting connected.

Garage

16'5" x 8'3" (5.00m x 2.51m)

Having power and light connected, electric roller shutter door and uPVC door to the side.

Energy Performance Certificate

The property has an energy rating of 'E' The full report is available from the agents or by visiting www.gov.uk/findenergycertificate Reference Number: 9590-3296-0522-7508-3053

Services

We understand that mains water and electricity are connected to the property. Drainage is via a private system. There is an oil fired central heating system installed at the property.

Tenure & Possession

The property is Freehold with vacant possession upon completion.

Local Authority

Council Tax Band 'E' payable to Local Authority: Boston Borough Council, Municipal Buildings, West Street, Boston, Lincolnshire PE21 8QR 01205 314200

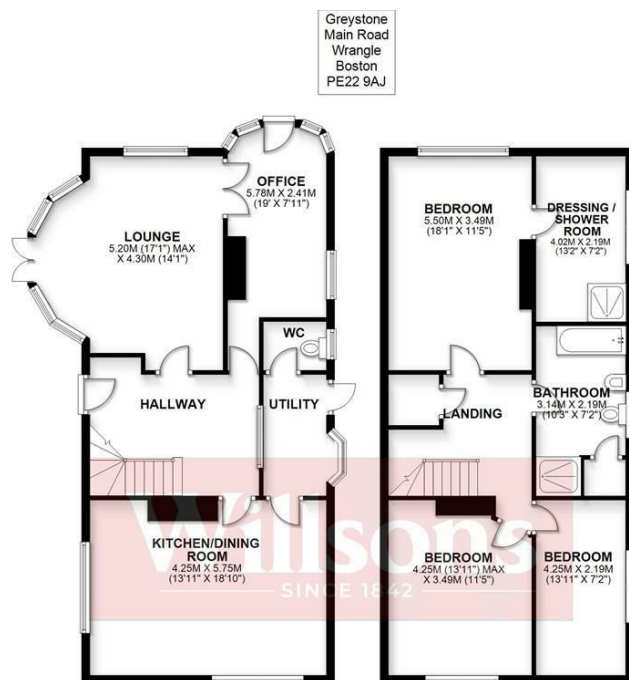
Viewing

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

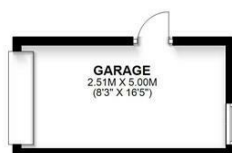
What 3 Words

///eliminate.drumbeat.stormy





FLOOR PLAN INC GARAGE



TOTAL AREA: APPROX. 163.9 SQ. METRES (1764.1 SQ. FEET)

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.

