



£277,500

The Sheiling, Wrangle Bank, Wrangle, Boston, Lincolnshire PE22 9DL

SHARMAN BURGESS

**The Sheiling, Wrangle Bank, Wrangle, Boston,
Lincolnshire PE22 9DL
£277,500 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door, radiator, dado rail, coved cornice, three ceiling light points, built-in cloak cupboard with wall mounted coat hooks within and ceiling light point.

LOUNGE

17'8" x 10'4" (maximum including chimney breast) (5.38m x 3.15m)
With dual aspect windows, two radiators, dado rail, coved cornice, two ceiling light points, additional wall light points, TV aerial point, wiring for satellite TV, fireplace with fitted hearth and display surround and space for electric fire.

A large detached bungalow situated in a semi rural location on a plot approaching 1/3 of an Acre (s.t.s), offering flexible living accommodation with part of the property providing potential for use as Annexe accommodation. In its current layout, the bungalow benefits from 3/4 bedrooms. Accommodation comprises an entrance hall, lounge, kitchen, utility room, conservatory, family bathroom, 3/4 bedrooms with bedroom one having an en-suite shower room. Further benefits include large driveway providing ample off road parking, garage/enclosed car port with electric roller door, large gardens extending to the rear.



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KITCHEN

11' 8" (maximum) x 10' 3" (maximum) (3.56m x 3.12m)
 Having roll edge work surfaces with tiled splashbacks, roll edge work surfaces, one and a half bowl sink and drainer unit with mixer tap, base level storage units, drawer units and matching eye level wall units including glazed display cabinet, integrated four ring electric hob with fume extractor above, integrated waist height double oven and grill, low level kick board electric heater, dual aspect windows, coved cornice, ceiling light point.

CONSERVATORY

18' 4" x 16' 4" (5.59m x 4.98m)
 Of brick and uPVC double glazed construction with polycarbonate roof. Having double doors leading to the garden, tiled flooring, ceiling mounted lighting, radiator, tiled work surface with storage beneath and plumbing for dishwasher.

FAMILY BATHROOM

Being fitted with a three piece suite comprising WC, wash hand basin with vanity unit, panelled bath with wall mounted electric shower with additional hand held shower attachment. Tiled flooring, radiator, fully tiled walls, ceiling mounted lighting, obscure glazed window to rear aspect, electric shaver point, extractor fan.

BEDROOM ONE

16' 4" (maximum) x 16' 2" (maximum) (4.98m x 4.93m)
 With wood effect laminate flooring, dado rail, coved cornice, wall mounted lighting, radiator, patio door leading to the rear garden, door to office/bedroom four.

EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising pedestal wash hand basin, WC, shower cubicle with wall mounted electric shower and fitted screen. Tiled flooring, fully tiled walls, ceiling light point, extractor fan, obscure glazed window to rear aspect.



**SHARMAN
BURGESS** Est 1996

BEDROOM TWO

12' 3" (maximum including built-in wardrobes) x 10' 2" (maximum) (3.73m x 3.10m)

Having window to front aspect, radiator, ceiling light point, range of built-in bedroom furniture comprising dressing table with low level drawers, wardrobes with hanging rails and shelving within, bedside drawers and bedside shelving.

BEDROOM THREE

11' 6" (maximum) x 8' 3" (maximum) (3.51m x 2.51m)

With window to side aspect, radiator, dado rail, coved cornice, ceiling light point.

OFFICE/BEDROOM FOUR

9' 8" (maximum) x 7' 8" (maximum) (2.95m x 2.34m)

With wood effect laminate flooring, dado rail, radiator, coved cornice, ceiling light point, window to front aspect, door to: -

UTILITY ROOM

9' 8" x 6' 10" (2.95m x 2.08m)

Having counter top, sink and drainer with mixer tap, base level storage units, drawer units and wall units, space for fridge or freezer, plumbing for automatic washing machine, space for condensing tumble dryer, wall mounted Viessmann LPG central heating boiler, majority tiled walls, coved cornice, ceiling mounted strip light, tiled flooring, window to rear aspect, rear entrance door.

EXTERIOR

The large plot extends to approximately 1/3 of an Acre (s.t.s) and is approached over a driveway which is block paved to the majority and provides ample off road parking and hardstanding as well as vehicular access to the garage/enclosed car port. The front garden is predominantly laid to lawn, with flower and shrub borders and central feature light, with additional lighting leading to the storm porch.

GARAGE/ENCLOSED CAR PORT

21' 0" x 13' 10" (6.40m x 4.22m)

With electric roller door, block paving within, served by lighting.

To the rear, the garden is laid to a paved seating area leading to remainder which is predominantly laid to lawn and interspersed by a variety of young trees. The garden benefits from a timber summerhouse which is to be included within the sale. The garden is enclosed by a mixture of fencing and hedging and is served by external tap and lighting.

SERVICES

Mains water and electricity are connected to the property. Drainage is to a modern klargester. The property is fired by LPG/bottled gas central heating.

REFERENCE

08022024/27218378/MIL



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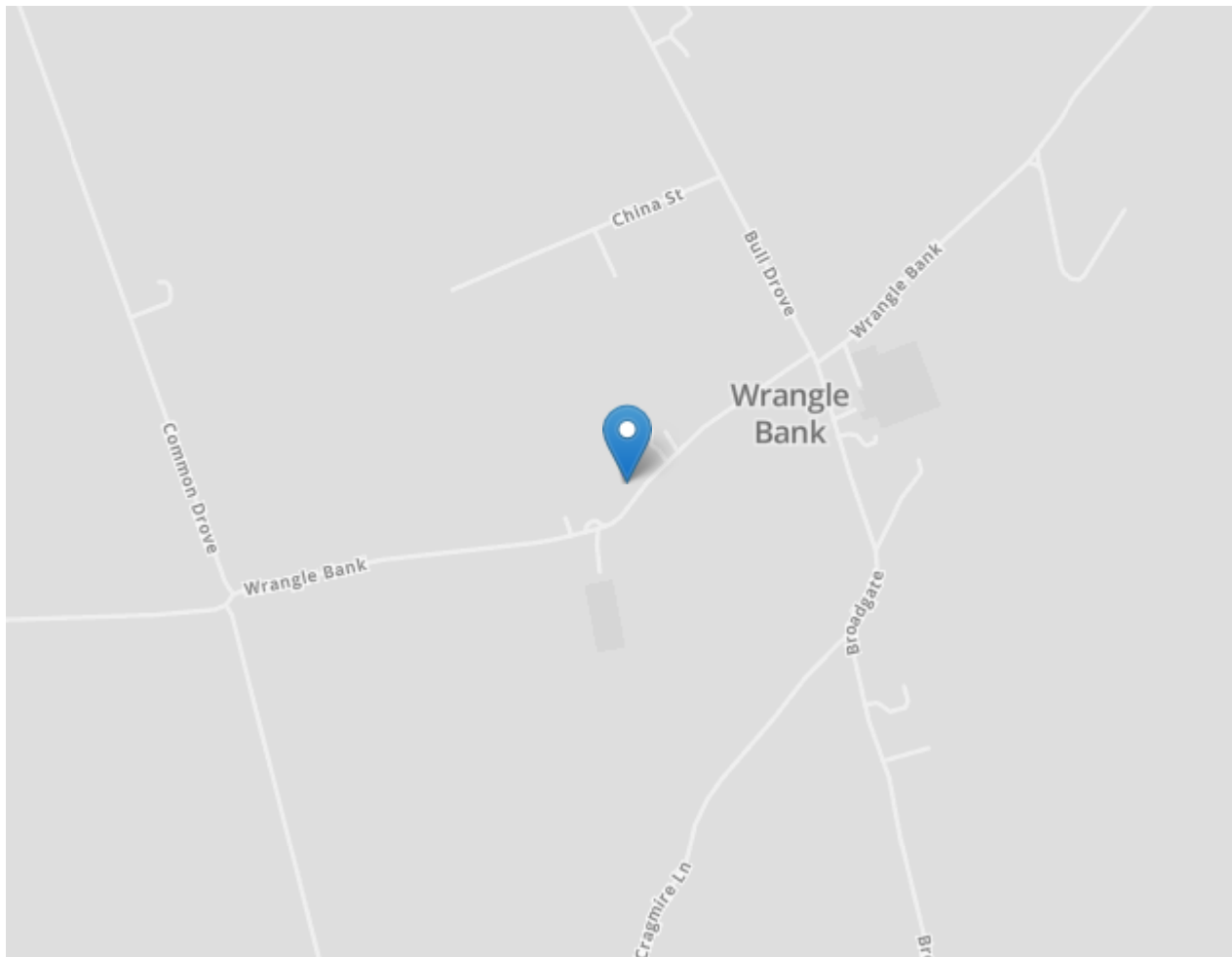
AGENT'S NOTES

Sharman Burgess have not tested any equipment or central heating which is included within the sale. Purchasers are advised to satisfy themselves as to working order and/or condition. These sales particulars are intended for guidance only and do not constitute part of an offer or contract. Details and statements should not be relied upon as representations of fact, and prospective purchasers are advised to satisfy themselves by inspection or otherwise as to the correctness of each and every item.

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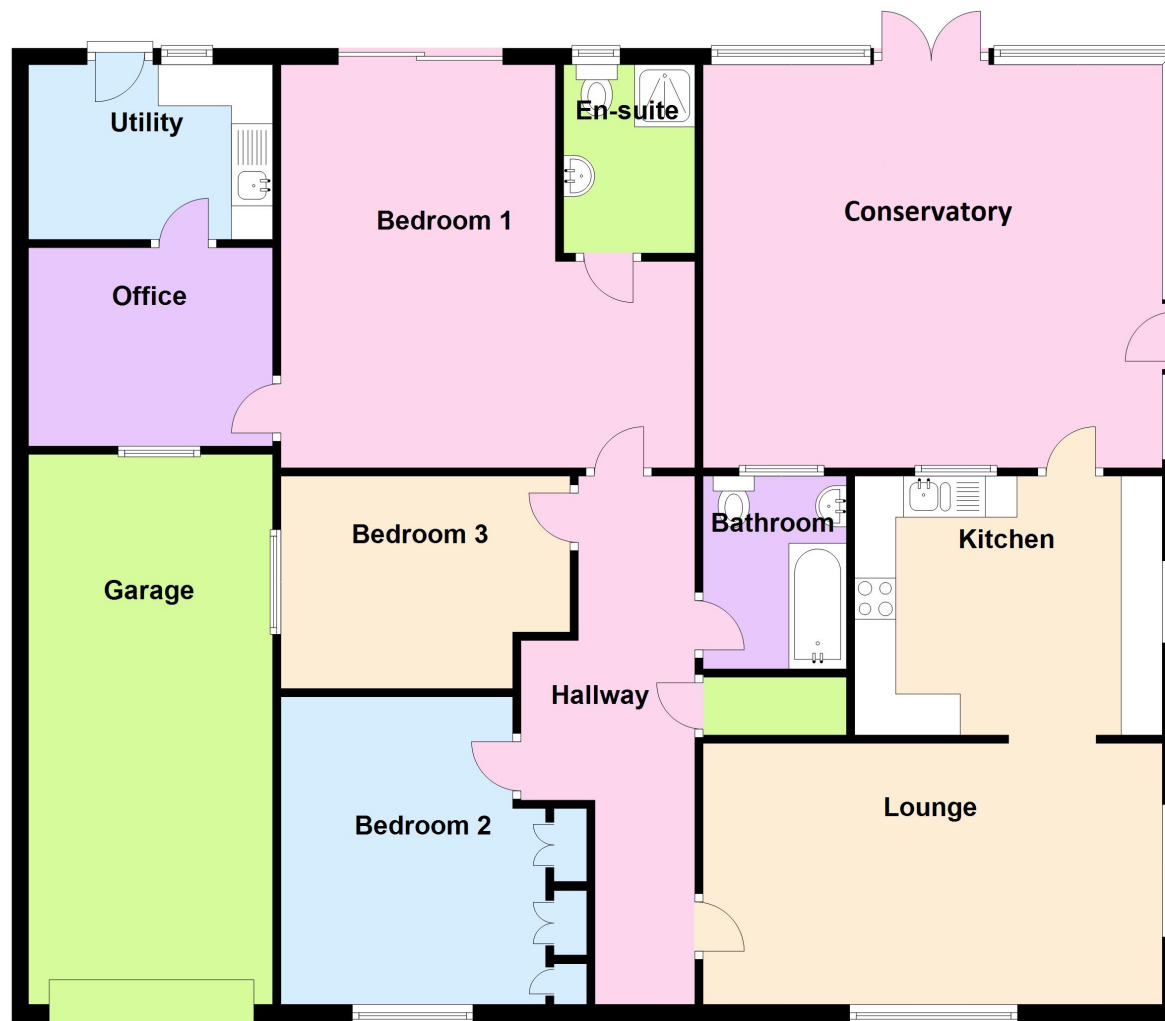
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Ground Floor

Approx. 157.7 sq. metres (1697.4 sq. feet)



Total area: approx. 157.7 sq. metres (1697.4 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
			EU Directive 2002/91/EC