



**Chestnut Cottage**  
Ivery Lane, Wrangle, Boston, Lincolnshire PE22 9BA

£575,000

**BELL**



# Chestnut Cottage

Ivery Lane, Wrangle, Lincolnshire PE22 9BA

Lincoln – 40 miles

Grantham – 42 miles with East Coast rail link to London

Boston – 12 miles

(Distances are approximate)

Situated along a single-track lane to a truly rural setting with no near neighbours stands Chestnut Cottage an eye catching and thoughtfully extended home providing a wide range of versatile accommodation including four bedrooms, with the fourth bedrooms currently being used as home office (two bedrooms having en-suite) two reception rooms and breakfast kitchen. There is fibre optic broadband and eight CCTV camera system. The property enjoys far reaching views in all directions over the Lincolnshire countryside and outside is enhanced by detached double garage, workshop and detached recreation lodge providing versatile ancillary space set within the garden, currently arranged with living kitchen facilities, office, shower and cloakroom. The seller has not supplied documentation relating to its original construction. Situated mid way between the Georgian market town of Boston and the coastal resort of Skegness, shopping and educational facilities can be found within the nearby village of Wrangle. A viewing is highly recommended to fully appreciate the accommodation and setting on offer.



## Accommodation

Entrance into the property is gained through a uPVC door leading into:

## Reception Hall

With staircase to the first floor and having double aspect overlooking the rear with open countryside views, radiator, power points and timber door.

## Living Room 22' 9" x 14' 11" (6.93m x 4.54m)

A dual aspect room including patio doors to the side of the property. There is a cast iron wood burning stove set to tiled hearth, ceiling spotlights, radiator and power points.



#### **Dining Room 11' 0" x 9' 7" (3.35m x 2.92m)**

Leading from the reception hall through archway with front aspect and views over the open countryside. There is feature fireplace, built-in wine chiller, radiator and power points.

#### **Bedroom 4/Home Office 10' 6" x 8' 8" (3.20m x 2.64m)**

With front aspect and having feature fireplace, radiator and power points.

#### **Breakfast Kitchen 16' 7" x 16' 6" (5.05m x 5.03m)**

A dual aspect room with views to the front and open countryside to the rear. There is a range of stylish fitted units comprising sink drainer inset to worksurface over base units, stainless steel circular sink with flexible mixer tap, range double oven with five ring gas hob, electric hotplate set to open brick surround with pantiled overhang with extractor fan and built-in dishwasher. There are wall mounted cupboards above with down lighting, ceramic tiled flooring, radiator, ample power points and door to:

#### **Utility /Boot Room**

With front aspect and having circular stainless-steel sink over base unit, space and plumbing for washing machine and tumble dryer to one side, ceramic tiled flooring, radiator, power points, uPVC door to side and door to:

#### **Bathroom 7' 10" x 5' 7" (2.39m x 1.70m)**

With a white suite comprising paneled bath with side taps, pedestal wash hand basin and a low-level WC. There is tiled flooring, extractor fan and radiator.

#### **First Floor**

##### **Landing**

With far reaching rural views and having radiator, wall lights and timber door to:

#### **Main Bedroom 15' 0" x 12' 6" (4.57m x 3.81m)**

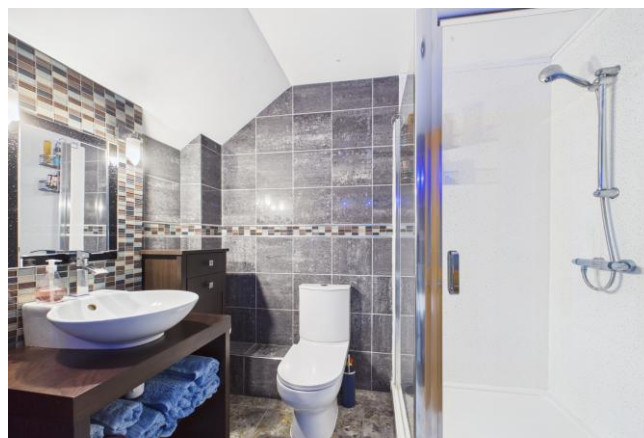
Entered into a lobby area with built-in vanity unit with fitted wardrobes to each side and door to En-Suite. This dual aspect bedroom area has far reaching views over the Lincolnshire countryside, having a range of fitted wardrobes, drawers and built-in drinks cooler. There is a radiator, power points, ceiling spotlights and door to **En-Suite** having a stylish suite comprising spa bath, shower cubicle, 'bowl' wash hand basin and a low-level WC. There is tiled flooring, feature LED lighting and heated towel rail.

#### **Bedroom 2 15' 7" x 15' 0" (4.75m x 4.57m) inclusive of en-suite**

With far reaching views and having radiator, ceiling spotlights power points and door to **En-Suite** being fully wall tiled and having a suite comprising shower cubicle, bowl wash hand basin and a low level w.c. There is tiled flooring and a heated towel rail.

#### **Bedroom 3 10' 7" x 8' 9" (3.22m x 2.66m)**

Open views and having radiator, ceiling spotlights and power points.





### Outside

The property is approached over a 'Carriage' driveway providing off street parking and leads to **Detached Double Garage 19' 9" x 17' 1" (6.02m x 5.20m)** with up and over door, power and lighting. The remaining front garden has wide variety of ornamental shrubs to borders, and stone slabbed patio providing an appealing outside entertaining area.

### Recreation Lodge

Currently arranged with open living kitchen, office, shower and cloakroom, having gas heating, electricity, fiber optic broadband, CCTV, telephone point and connected to drainage.

### Living Kitchen 21' 0" x 11' 2" (6.40m x 3.40m)

With kitchen units comprising stainless steel sink drainer inset to worksurface over base units. There is a four-ring electric hob over gas oven, wall mounted cupboards above and filter hood over the hob. There is a cast iron wood burning stove set to stone hearth and plumbing and space for washing machine and tumble dryer. There are ceiling spotlights, wood effect flooring, radiator and power points.

### Inner Lobby

With tiled shower cubicle.

### Office 11' 5" x 10' 1" (3.48m x 3.07m)

A dual aspect room including views over open countryside. There is built-in store cupboard and power points.

### Cloakroom

With a low-level WC and wash hand basin over vanity cupboard, wall mounted storage cupboard and wood effect flooring.

### Outside

Is entered through a timber gate to enclosed paved patio area and garden area to the rear.

### Further Information

Mains' electric, water and drainage. Oil fired central heating. UPVC double glazing. Propane gas is used for the oven in the main house and for both the oven and heating in the lodge.

Local Authority: Boston Borough Council, Municipal Buildings, West Street, Boston, Lincolnshire, PE21 8QR Tel No: 01205 314200.  
DISTRICT COUNCIL TAX BAND = B EPC RATING = D

**SERVICES:** The agents would like to point out that the services of this property have not been checked, and this matter is left to the prospective purchaser to make appropriate further enquiries.

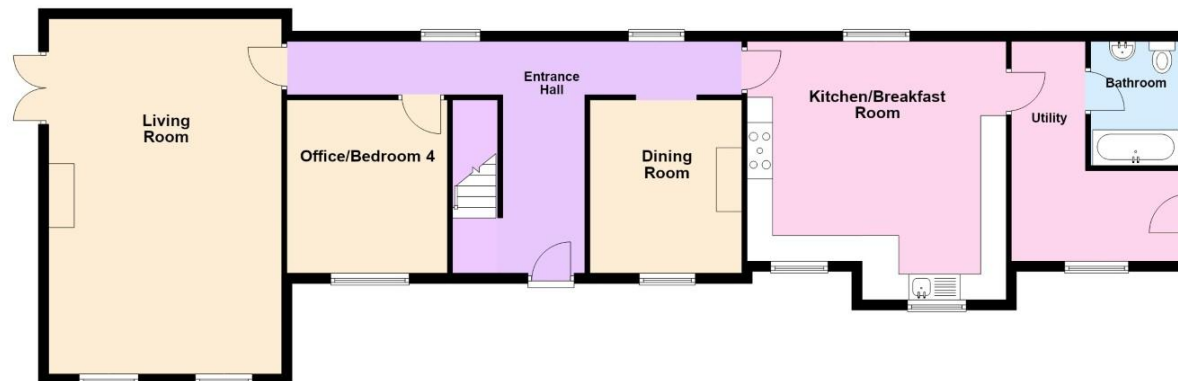
**VIEWING:** By arrangement with the agent's Woodhall Spa Office.

19 Station Road, Woodhall Spa. LN10 6QL

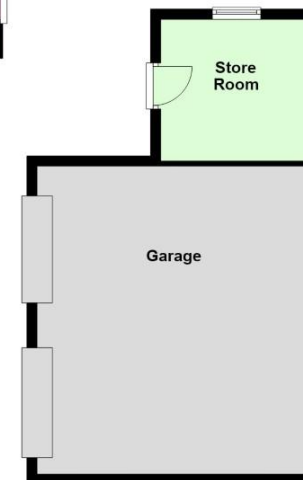
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Ground Floor



First Floor



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