GUIDE PRICE: £300,000 - £325,000

Tudor Lodge, Tooley Lane, Wrangle, Boston, Lincolnshire, PE22 9BL

NEWTONFALLOWELL

Tooley Lane, Wrangle

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GUIDE PRICE: Guide Price £300,000 -

** GUIDE PRICE - £300,000 - £325,000** A rare and fantastic opportunity to purchase a detached house on a plot of approximately 0.43 acre, subject to survey and with a detached TRIPLE GARAGE. In a lovely village location with open fields to the front and a south-west facing rear garden. Built and occupied by the same owners approximately forty years ago to an exacting high standard, this is the first time this property has ever been presented to the market. Over 2,000 square feet of well presented accommodation comprising: entrance porch, entrance hall, lounge, bedroom four/study, breakfast kitchen, dining room, rear hall, bathroom, separate WC, utility room and garden room to ground floor. Large landing area, three double bedrooms and bathroom to first floor. Outside the property has a front garden, a driveway providing ample off-road parking, an integral double garage, further triple garage with attached work/store room and a landscaped rear garden. The property benefits from oil fired central heating and double glazing. NO CHAIN

WELCOME TO TUDOR LODGE

Sealed unit double glazed uPVC front entrance door with side screens leading to the:

ENTRANCE PORCH

Having sealed unit double glazed uPVC window to side elevation and part glazed door with side screens through to the:

ENTRANCE HALL

Having coved ceiling, radiator and staircase rising to first floor.

LOUNGE

21'10" x 14'0" (6.65m x 4.27m)

Having sealed unit double glazed uPVC bow window to front elevation, sealed unit double glazed uPVC sliding doors to rear elevation and garden, coved ceiling with moulded ceiling rose, two radiators, television aerial connection point, telephone connection point and stone clad fireplace with electric fire, wooden mantle and plinths to either side.

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BEDROOM FOUR/STUDY

9'10" x 7'2" (3.00m x 2.18m)

Having sealed unit double glazed uPVC window to rear elevation, coved ceiling with moulded ceiling rose, radiator, telephone connection point and understairs storage cupboard.

BREAKFAST KITCHEN

14'7" x 10'11" (4.45m x 3.33m)

Having sealed unit double glazed uPVC window to rear elevation, coved ceiling with spotlights, radiator, vinyl flooring and smoke alarm. Fitted with a range of base & wall units with work surfaces and tiled splashbacks comprising: 1 1/4 bowl ceramic sink with drainer & mixer tap inset to work surface, cupboards, drawers and integrated dishwasher under. Work surface return with cupboards & breakfast bar under, cupboards over. Further work surface return with inset ceramic hob, cupboards under, extractor over, tall unit to one side housing electric double oven with cupboards under & over. Further work surface with cupboards under, glazed display units and drawers over. Open brick-built archway through to the:

DINING ROOM

11'9" x 10'1" (3.58m x 3.07m)

Having sealed unit double glazed uPVC window to front elevation, coved ceiling, radiator and slate tile effect flooring.

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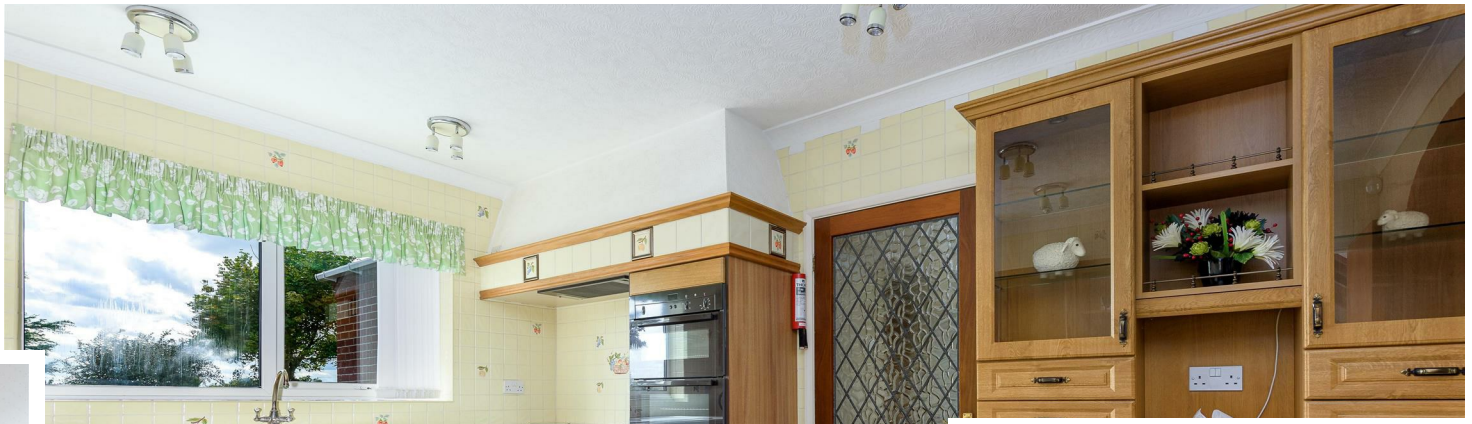

REAR HALL
Having part glazed uPVC door to garage, part glazed door to sun room, coved ceiling with moulded ceiling rose, radiator, tile effect flooring, smoke alarm and cupboard housing oil fired boiler providing for both domestic hot water and heating.

BATHROOM
Having sealed unit double glazed uPVC internal window to garden room, coved ceiling, radiator, vinyl flooring and tiled walls. Fitted with a suite comprising: Jacuzzi bath and pedestal wash hand basin.

SEPARATE WC
Having sealed unit double glazed uPVC window to side elevation, coved ceiling, radiator, tile effect flooring, tiled walls, close coupled WC and pedestal wash hand basin.

UTILITY ROOM
8'1" x 6'7" (2.46m x 2.01m)
Having sealed unit double glazed uPVC window to rear elevation, tile effect flooring, work surface with inset stainless steel sink & drainer, cupboards, drawer, space & plumbing for automatic washing machine, vent for tumble dryer and water softener under, range of wall units.

GARDEN ROOM
16'10" x 9'1" (5.13m x 2.77m)
Having sealed unit double glazed uPVC picture window to rear elevation, sealed unit double glazed uPVC french doors to side elevation, part glazed uPVC door & window to side elevation, coved ceiling with inset ceiling spotlights, radiator, feature brick walls, tile effect flooring, telephone connection point and feature brick built fireplace with oak mantle, quarry tiled hearth and inset multi-fuel burner.

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FIRST FLOOR LANDING

Having sealed unit double glazed uPVC window to rear elevation, coved ceiling with moulded ceiling rose, radiator, smoke alarm, access to roof space and large walk-in airing cupboard housing hot water cylinder with fitted immersion heater and plenty of shelving.

BEDROOM ONE

15'1" x 11'11" (max) (4.60m x 3.63m (max))

Having sealed unit double glazed uPVC window to front elevation, coved ceiling with moulded ceiling rose, radiator, fitted wardrobes to one wall and fitted dressing unit with cupboards & drawers.

BEDROOM TWO

13'11" x 9'11" (4.24m x 3.02m)

Having sealed unit double glazed uPVC window to front elevation, coved ceiling, radiator, television aerial connection point, fitted wardrobes to either side of double bed space with bedside tables and fitted dressing unit with cupboard, shelf & drawer.

BEDROOM THREE

14'0" x 11'6" (max) (4.27m x 3.51m (max))

Having sealed unit double glazed uPVC window to rear elevation, coved ceiling with moulded ceiling rose, radiator and fitted wardrobes with overhead cupboards, fitted dressing unit with drawers to side.

BATHROOM

9'5" x 8'9" (2.87m x 2.67m)

Having sealed unit double glazed uPVC window to rear elevation, coved ceiling, large chrome heated towel rail and fully tiled walls. Fitted with a suite comprising: recess with arch over and panelled bath with mixer tap and hand held shower attachment over, close coupled WC, shower cubicle with mixer shower fitting and wash hand basin inset to vanity unit with cupboards & drawer under, mirror with wall lights to either side over.

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EXTERIOR

To the front of the property there is a large shaped lawn which extends to the side of the property with two mature trees and feature well. A large driveway provides off-road parking and leads to the:

INTEGRAL DOUBLE GARAGE

18'9" x 17'1" (max) (5.72m x 5.21m (max))

In the agent's opinion this would be perfect for converting into further living accommodation if required (subject to any necessary planning permission) Having electric up-and-over door, sealed unit double glazed uPVC window to side elevation, access to roof space, light & power.

REAR GARDEN

An extremely well presented south-west facing landscaped garden being fully enclosed by brick walls and fencing, majority laid to lawn with mature borders and having rubber crumb pathways, various trees, walled rubber crumb patio area with brick built bench/seating, green house and large oil storage tank.

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TRIPLE GARAGE

34'0" x 21'2" (10.36m x 6.45m)

Of brick & tile construction with three roller doors, light, power and stairs up to roof storage area with further light & power.

ATTACHED WORK/STORE ROOM

16'0" x 12'10" (4.88m x 3.91m)

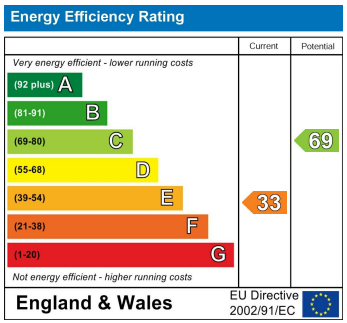
Having part glazed uPVC door with side screen to front, sealed unit double glazed uPVC window to front, access to roof space, light and power. There is a further brick store to the rear which is accessed from the outside.

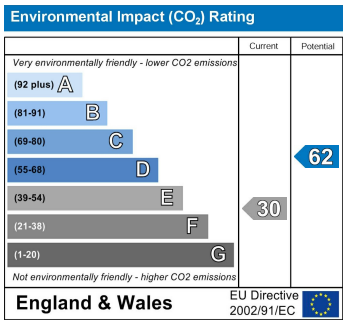
THE PLOT

The property occupies a plot of approximately 0.43 acre (0.17 ha) subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

SERVICES

The property has mains electricity and water connected. At present drainage is to a septic tank but we are advised that mains drains will be connected which should be completed by September 2020. Heating is via an oil fired boiler served by radiators and the property is double glazed. The current council tax is band D.





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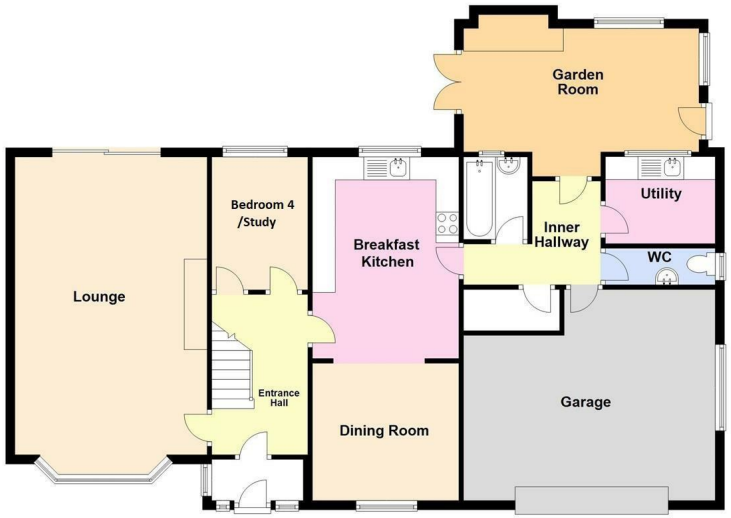

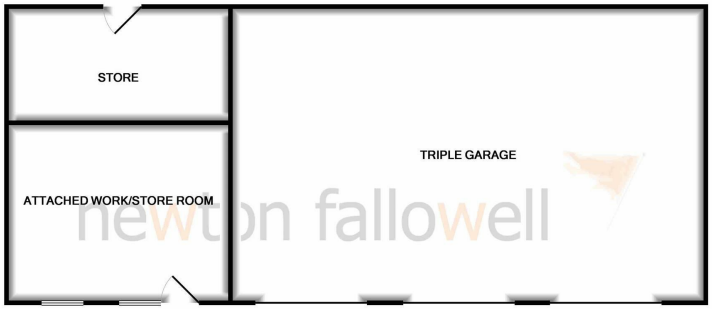

TOTAL APPROX. FLOOR AREA 1058 SQ.FT. (98.3 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

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For more information please call in the office or telephone 01205 353100.

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The Property Ombudsman