



Sunset View, Cowbroads Lane
Old Leake, Boston, Lincolnshire, PE22 9QU

£675,000

6 Bedroom Detached House

- Freehold
- 6 Bedroom Detached House With Almost 2 Acres Of Land (sts)
- Triple Garage with Office/Store Room
- Registered Small Holding With Large Gardens and Two Paddocks
- Ground Floor Bedroom With Modern En-Suite
- Ample Off Road Parking & Gated Entrance
- Minimal Neighbours, Rural Position
- Modern and Stylish Interior
- Solar Panels and EV Charging Point
- EPC Rating - C, Council Tax Band - E

[Click here to access the Energy Performance Certificate for Sunset View, Cowbroads Lane, Old Leake, Boston, Lincolnshire, PE22 9QU](#)



Overview

Sunset View is an exceptional detached home set in a peaceful rural location with minimal neighbouring properties, occupying a generous plot of just under 2 acres (STS). Beautifully presented throughout, the property offers stylish, spacious, and highly flexible accommodation, complemented by open countryside views. A viewing is essential to fully appreciate all that is on offer.

The property is approached via a gated entrance, opening onto a large gravelled driveway providing ample off-road parking to the front and continuing along the side of the house to additional parking areas. The gardens extend to the front, rear, and side, predominantly laid to lawn and bordered by established hedging and mature trees. The majority of the land lies to the rear, forming a registered smallholding, with two substantial fully enclosed paddocks, a poly tunnel measuring 10ft x 20ft, a summer house, and ample space with raised beds capable of producing substantial amounts of fruit and vegetables.



Extending to over 3,500 sq ft, the internal accommodation is well arranged for modern family living. A central entrance hall leads to a generous dual-aspect lounge featuring a wood burner, creating a welcoming main reception space. There is also a separate dining room, an additional reception currently used as a lounge, and a ground-floor bedroom with en-suite facilities, ideal for guests or multi-generational living.

The kitchen/breakfast room provides ample space for everyday dining and connects to a pantry and utility room. A boot room, cloakroom, and separate office further enhance the practicality of the layout.

To the first floor are five well-proportioned bedrooms, including the principal bedroom with en-suite, together with a family bathroom serving the remaining rooms.

Additional features include solar panels, which the vendor has advised generate enough power to cover approximately 65% of annual electricity usage, and a car charging point, further enhancing the sustainable and practical appeal of the property.

Overall, Sunset View combines generous accommodation, well-maintained grounds, sustainable features, and a tranquil rural setting, making it a highly versatile home suited to a variety of lifestyles.



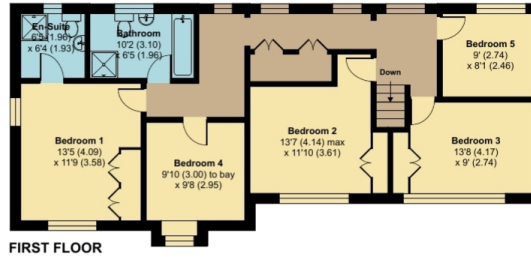


Sunset View Cowbroads Lane, Old Leake, Boston, PE22

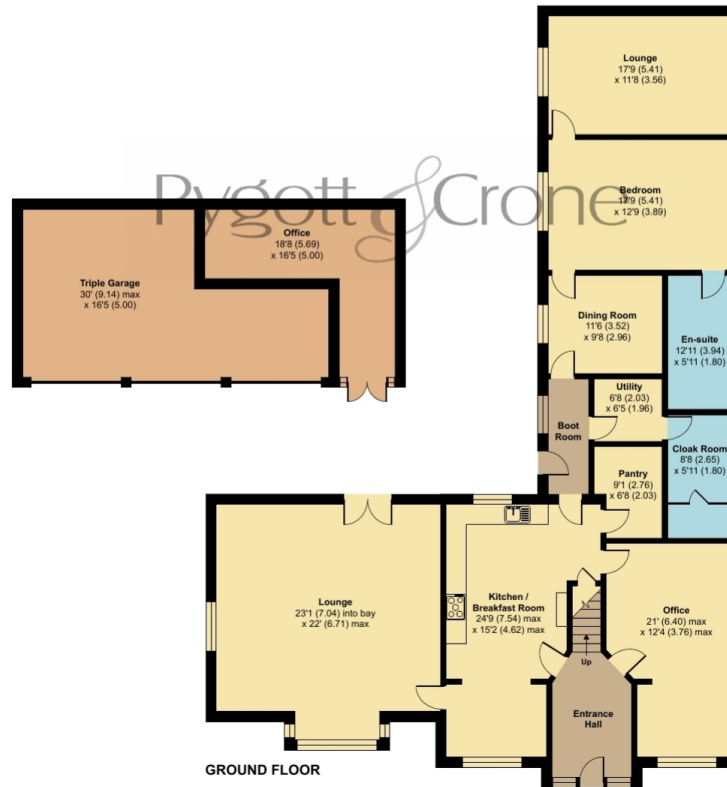
Approximate Area = 2996 sq ft / 278.3 sq m
 Garage = 391 sq ft / 36.3 sq m
 Outbuilding = 180 sq ft / 16.7 sq m
 Total = 3567 sq ft / 331.4 sq m



For identification only - Not to scale



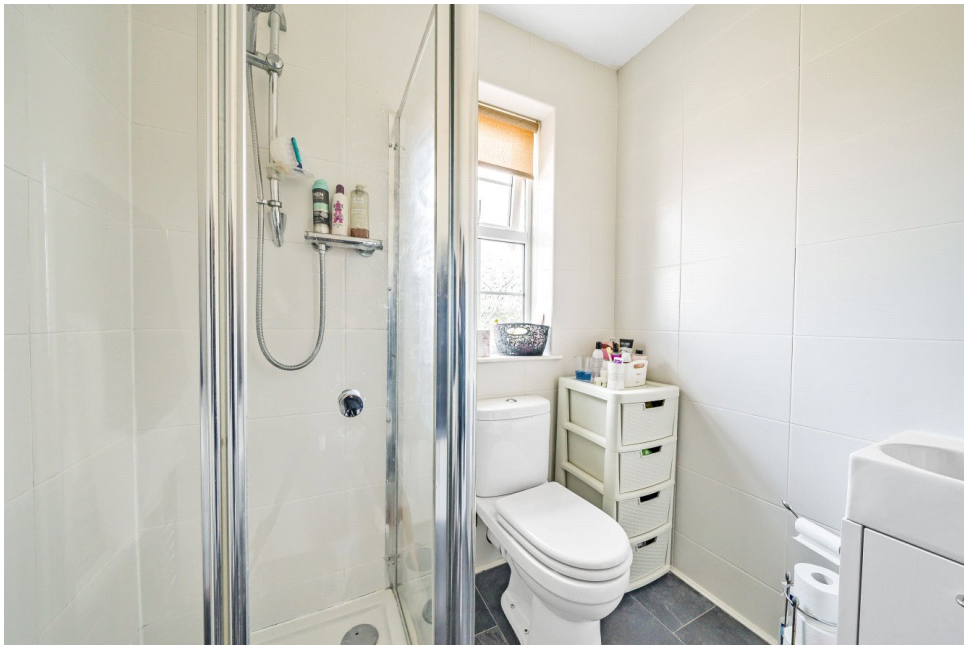
FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Pygott & Crone. REF: 956995



Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



Stonebow
Financial Services Ltd

Do you need Financial Help or Advice?

We are offering free advice through Mortgage Advice Bureau. If you would like to discuss your finances or mortgage, we'll arrange for a qualified adviser to call you back at a convenient time.



Josh Campbell-Foreman

Mortgage & Protection Adviser

0330 912 0007

Your home may be repossessed if you do not keep up repayments on your mortgage.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.





Sunset View, Cowbroads Lane, Old Leake, Boston, Lincolnshire, PE22 9QU



Sunset View, Cowbroads Lane, Old Leake, Boston, Lincolnshire, PE22 9QU





Sunset View, Cowbroads Lane, Old Leake, Boston, Lincolnshire, PE22 9QU



Pygott & Crone

Platinum Trusted Service Award
★★★★★
2021 feefo

Book your free, property valuation.

- 24/7 Customer Service
- £0 Upfront Fees to Pay
- On average, 98% of asking price achieved

Pygott Plus+

YOUR PERSONAL PROPERTY JOURNEY

- + Register your buyer's criteria
- + Access online viewings
- + Access property documents
- + Available 24/7 wherever you are
- + Easy to activate, easy to use

Welcome to Pygott Plus+

Email address

Password

Login



Houses. Homes. Harmony.



Sunset View, Cowbroads Lane, Old Leake
is on the market with our Boston branch

24 Wide Bargate, Boston PE21 6RX

01205 359111