

Pygott & Crone

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



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023.
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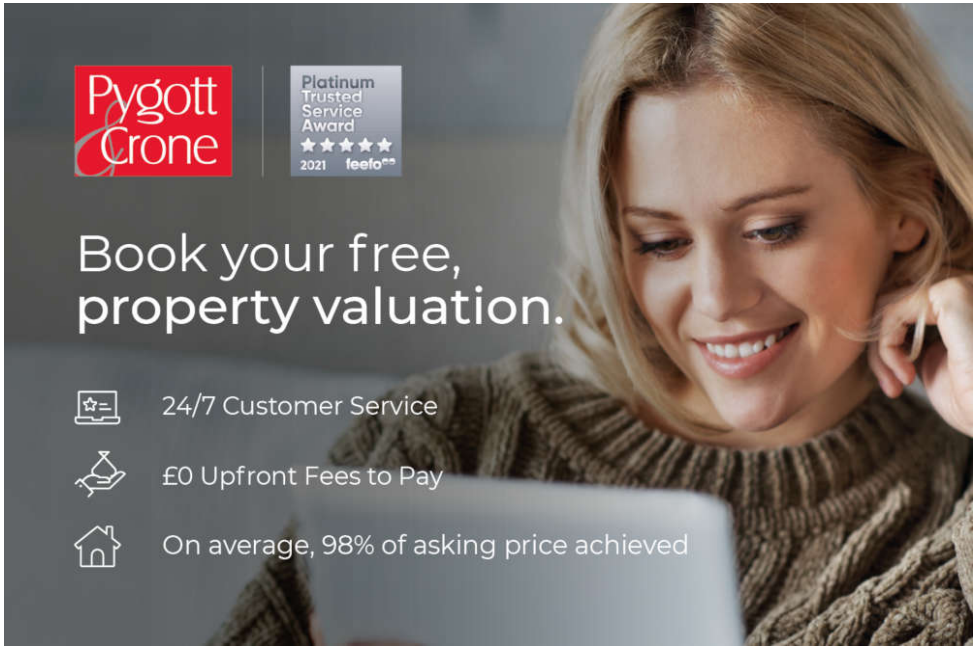


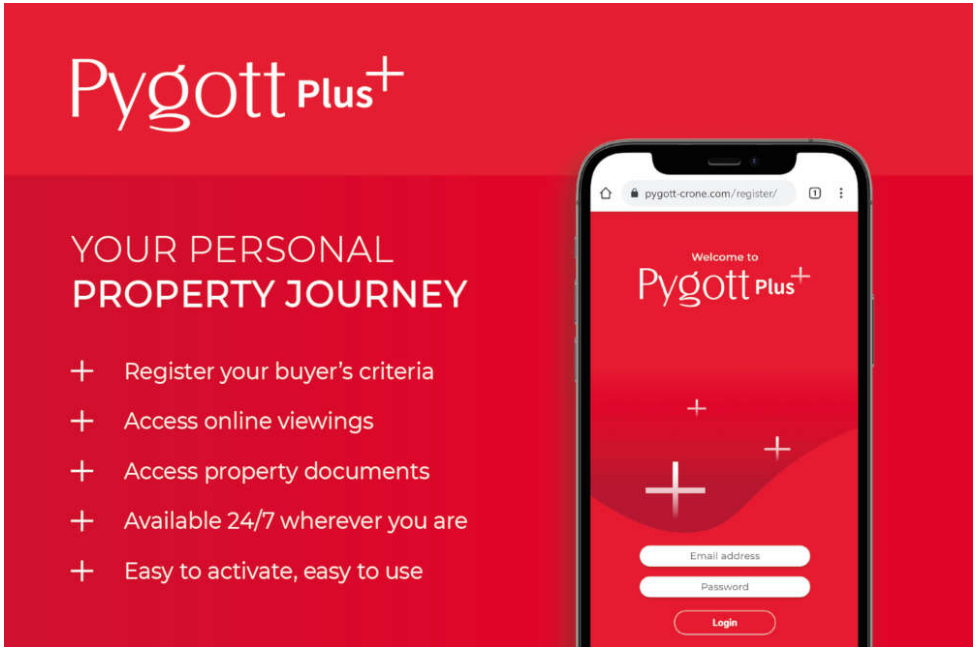









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is on the market with our Boston branch

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