



Chu San, Highgate  
Leverton, Boston, Lincolnshire, PE22 0AW

£269,500

## 3 Bedroom Detached Bungalow

- Freehold
- Three Double Bedrooms
- Open Field Views
- Spacious Rooms Throughout
- Generous Plot, Ample Off Road Parking and Insulated Garage
- Viewing Advised
- Well Presented Interior
- Kitchen, Dining Area and Utility Room
- EPC Rating -F Council Tax Band - C

[Click here to access the Energy Performance Certificate for Chu San, Highgate, Leverton, Boston, Lincolnshire, PE22 0AW](#)



## Overview

Situated in a pleasant rural position within Leverton, this detached home enjoys open field views to both the front and rear, creating an appealing sense of space and countryside surroundings.

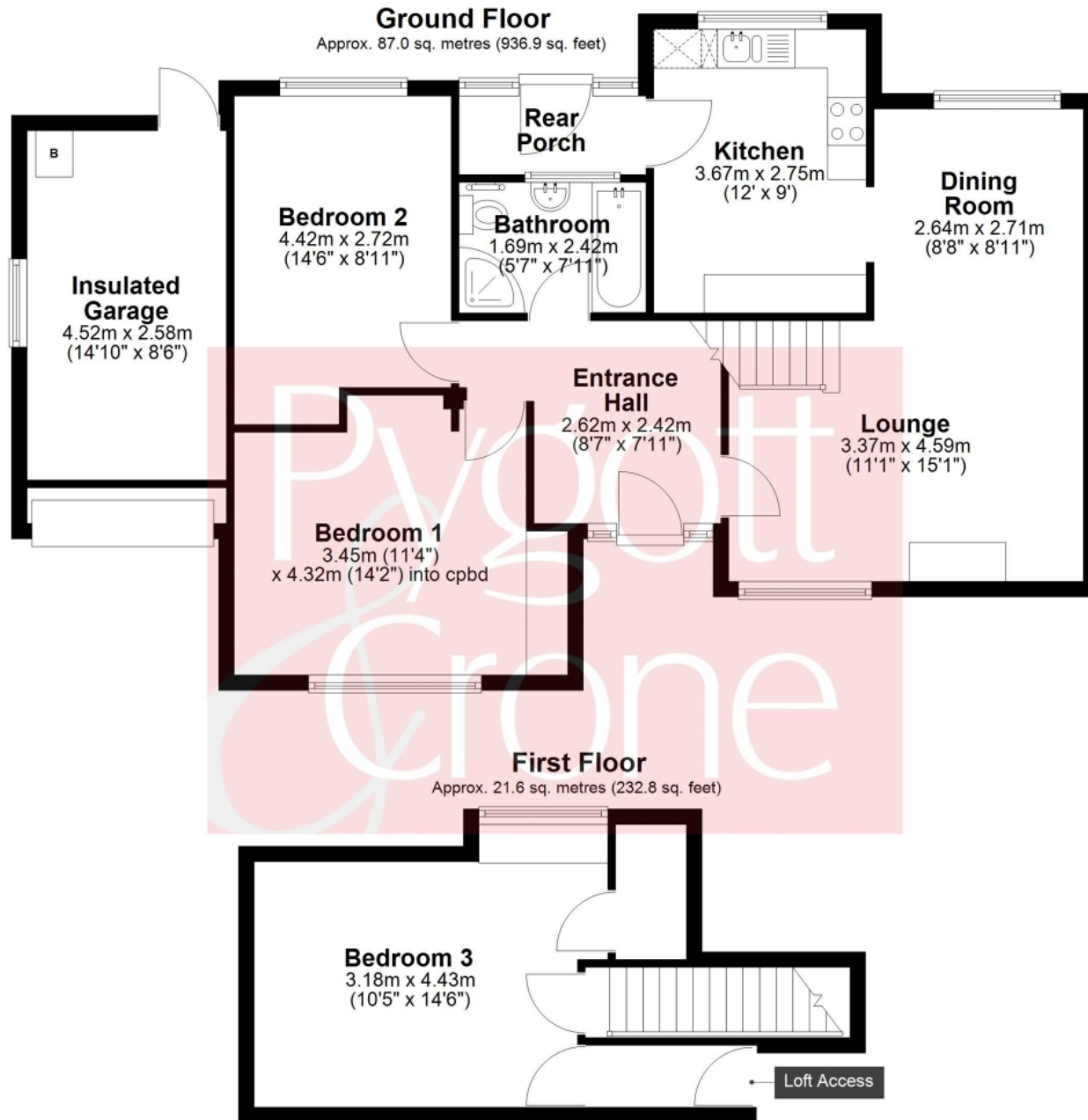
The accommodation is well presented throughout and arranged to provide comfortable and practical living. The ground floor features a welcoming lounge with an open fire and a dining room leading off, offering a natural space for both everyday use and entertaining. The kitchen is positioned separately and is complemented by a useful utility area. Also on the ground floor are two bedrooms, while upstairs there is a third bedroom, providing a quieter space with elevated views across the surrounding fields.

Externally, the property benefits from ample off-road parking along with a single garage which has been converted into a hobby room, which has been insulated and offers flexibility for storage, hobbies or workspace. The gardens take full advantage of the open outlook, with fields visible both to the front and behind the property.

The setting combines a rural feel with easy access to nearby towns and villages, offering countryside views while remaining well connected.







Total area: approx. 108.7 sq. metres (1169.7 sq. feet)

Floor plan created by Matte Black Media.  
Plan produced using PlanUp.



## 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.










**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<sup>+</sup>

**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



Houses. Homes. Harmony.



Chu San, Highgate, Leverton  
is on the market with our Boston branch

---

24 Wide Bargate, Boston PE21 6RX

01205 359111