



Rohaise, Trader Bank
Frithville, Boston, Lincolnshire, PE22 7EQ

£410,000

3 Bedroom Detached Bungalow

- Freehold
- Three Bedroom Detached Bungalow
- 0.4 Acre Plot (sts) with Minimal Neighbours
- Ample Off Road Parking, Garaging and Outbuildings
- Full Renovation and Re-Build in 2009
- Beautifully Landscaped Plot
- Open Field Views
- Viewing Advised
- EPC Rating - D, Council Tax Band - C

[Click here to access the Energy Performance Certificate for Rohaise, Trader Bank, Frithville, Boston, Lincolnshire, PE22 7EQ](#)



Overview

An impressive detached bungalow occupying a generous plot of approximately 0.4 acres (subject to survey), enjoying a beautiful rural setting with open views across the surrounding Lincolnshire countryside. The property has been extensively improved by the current owners, who purchased it in 2009 and have effectively rebuilt much of the property, creating a well-presented home with spacious accommodation and an excellent range of additional facilities.

The accommodation comprises an entrance hall, a generous lounge, a superb kitchen/dining room with adjoining pantry and utility room, three bedrooms, an en-suite shower room to the principal bedroom and a separate bathroom. There is also a useful study, providing additional flexibility for home working or hobbies.



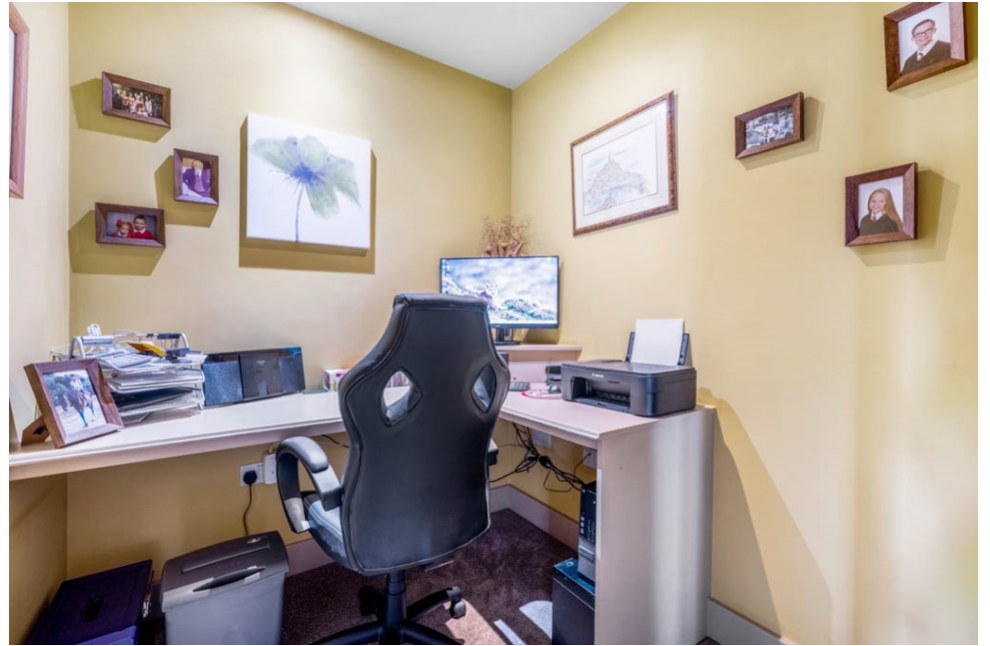
Externally, the property stands within attractive, well-maintained landscaped gardens, with ample off-road parking and an outstanding range of outbuildings and garaging. These include a substantial garage/workshop, further garaging and additional storage buildings, offering considerable versatility for those requiring space for vehicles, equipment, workshop use or general storage.

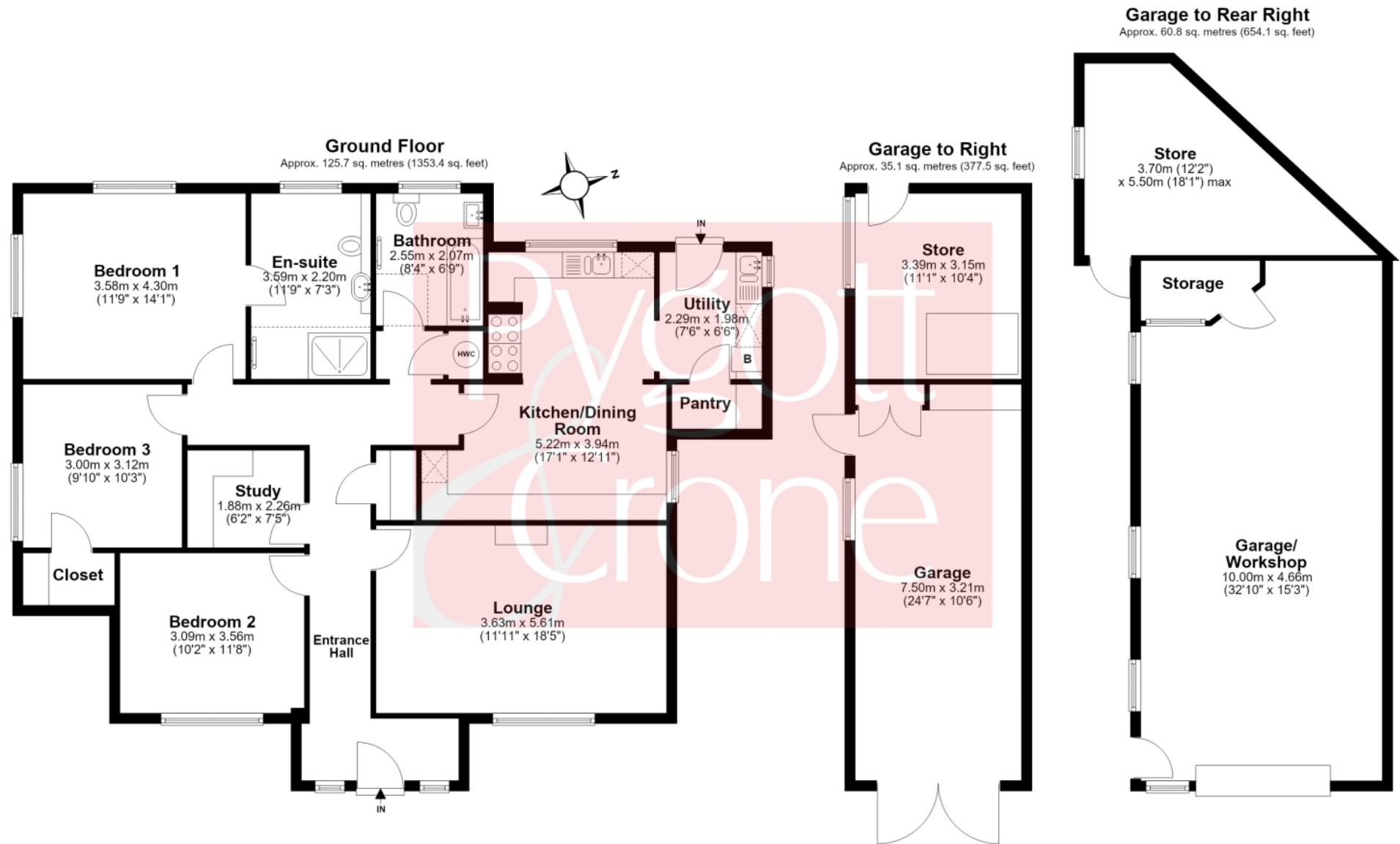
The gardens provide a lovely setting for the property, with plenty of outdoor space to enjoy the surrounding countryside and open views. A pleasant waterway runs to the front, adding to the appeal of this attractive rural position.

Despite its peaceful countryside setting, the property is conveniently located just a short distance from the village of Sibsey, providing a balance of rural living and access to local amenities. This is a rare opportunity to acquire a substantially improved home with generous grounds, extensive garaging and outbuildings in a particularly appealing Lincolnshire location.

Agent's Note: The property is served by a septic tank. No investigations have been carried out by the agents into its condition, maintenance or compliance with current regulations, and prospective purchasers are advised to satisfy themselves in this regard.









Location



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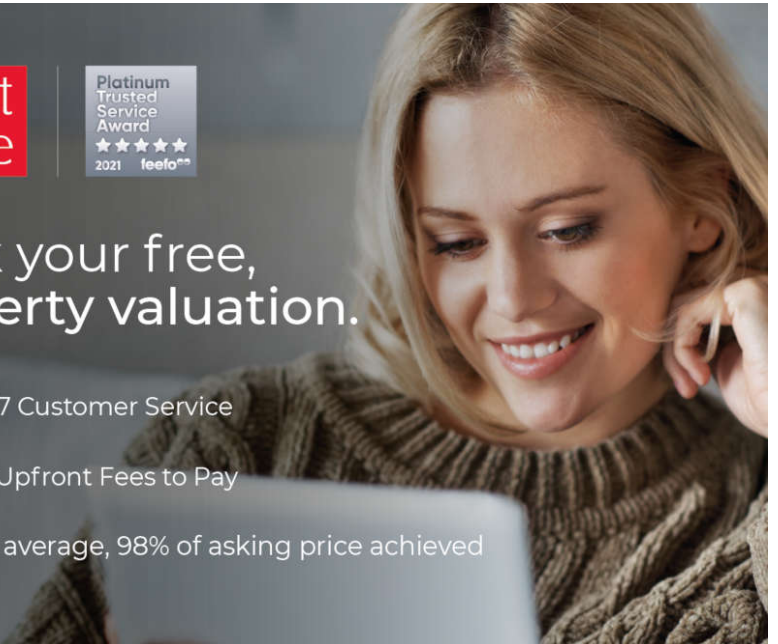










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