



Station Farm Bungalow, Main Road
New Bolingbroke, Boston, Lincolnshire, PE22 7LD

£299,950

3 Bedroom Detached Bungalow

- Freehold
- High Specification Three Bedroom Bungalow
- Large Garage/Workshop with Electric Door, Power and Lighting
- Ample Off Road Parking
- Beautifully Presented Throughout
- Semi-Rural Location with Field Views
- Spacious Rooms
- Heart Of The Home Living Kitchen Diner
- Over 1/3rd of An Acre (sts)
- EPC Rating - D, Council Tax Band - C

[Click here to access the Energy Performance Certificate for Station Farm Bungalow, Main Road, New Bolingbroke, Boston, Lincolnshire, PE22 7LD](#)



Overview

A beautifully presented and deceptively spacious three-bedroom detached bungalow, positioned on the edge of the village with open field views to the front, rear and side, and benefitting from a substantial barn/outbuilding extending to over 100 sq.m. The barn is fitted with an electric roller door and separate personal access, making it ideal for a wide range of uses including the storage of large vehicles such as classic cars, tractors, caravans or motorhomes. The property also enjoys generous lawned front and rear gardens along with ample off-road parking, all set within a plot extending to over 1/3 of an acre (sts).



The bungalow has been thoughtfully improved to create stylish and well-proportioned accommodation throughout, with the heart of the home being the impressive open plan living kitchen diner. This light and airy space provides an excellent area for both everyday living and entertaining, with ample room for dining and seating alongside a well-appointed kitchen. A central hallway gives access to three bedrooms, all of which are tastefully presented, together with a modern bathroom and a useful utility room, adding further practicality to the layout.

Externally, the property continues to impress with its generous plot and pleasant views over neighbouring grassland, creating an attractive setting. The gardens are predominantly laid to lawn and wrap around the bungalow, making the most of the semi-rural position and providing an ideal outdoor space to enjoy.

Overall, this is a stylish and well-maintained bungalow in a sought-after edge of village location, perfect for buyers seeking space, outlook and versatility.

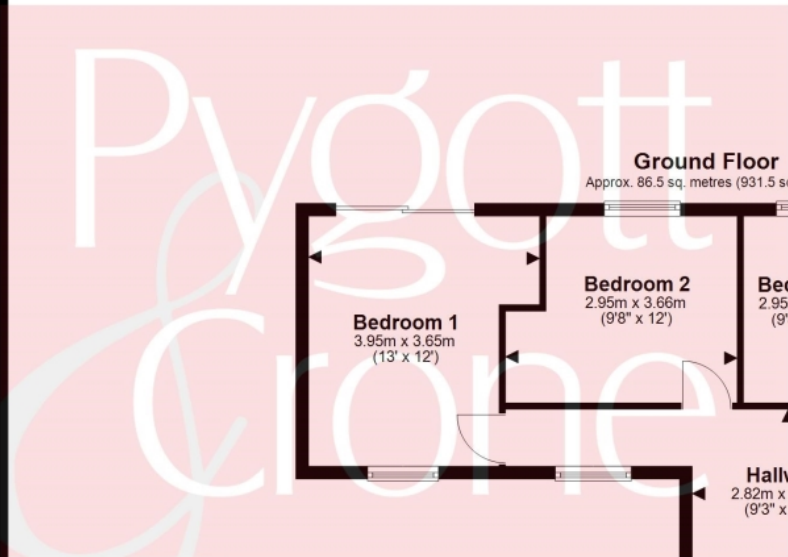




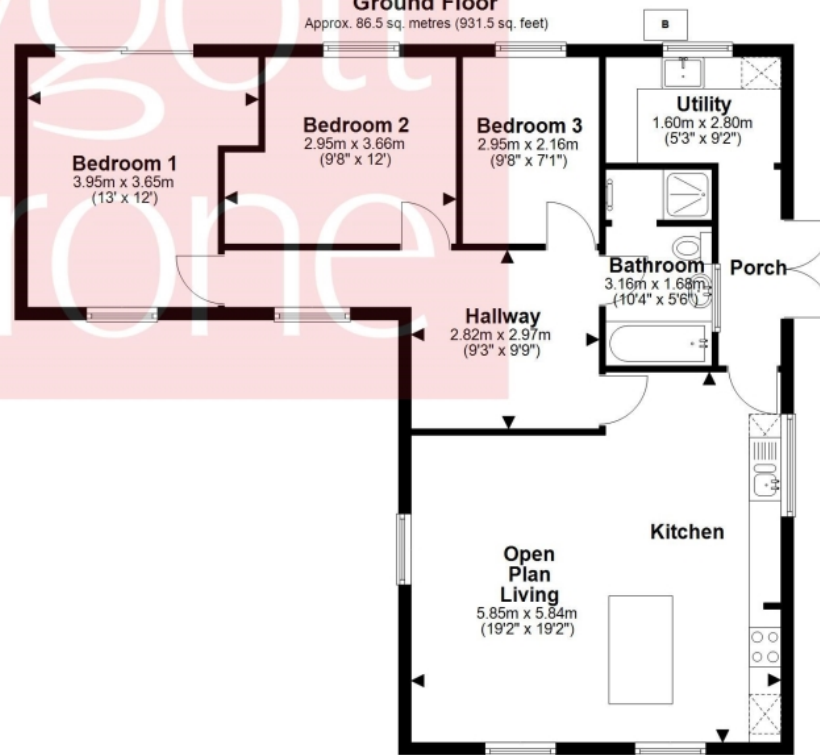
Outbuilding to Rear Right
Approx. 100.6 sq. metres (1082.8 sq. feet)



Barn
20.00m x 5.03m
(65'7" x 16'6")



Ground Floor
Approx. 86.5 sq. metres (931.5 sq. feet)

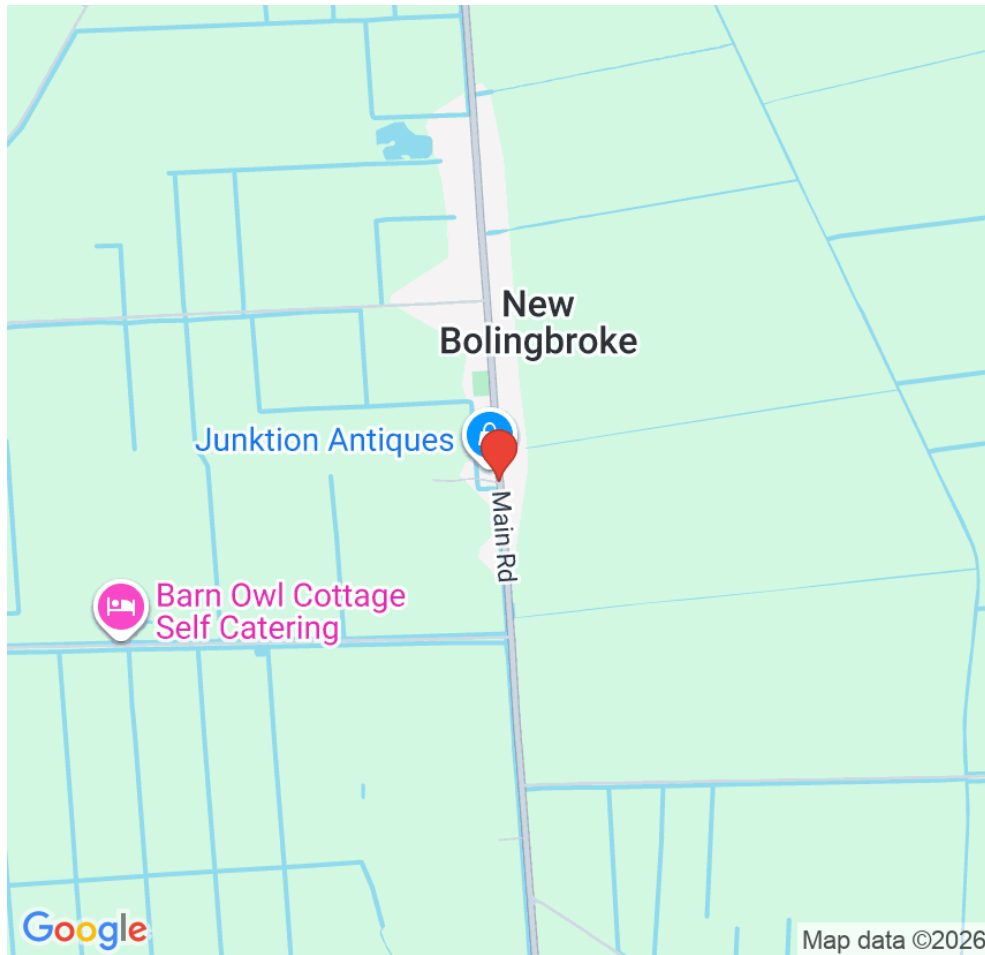


Total area: approx. 187.1 sq. metres (2014.4 sq. feet)

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



Location



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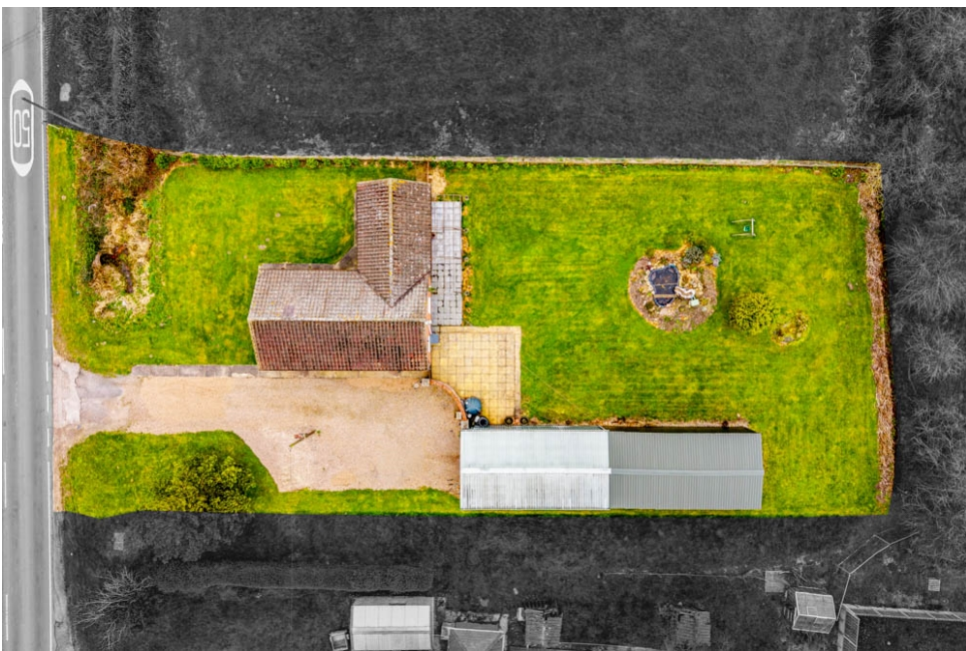
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.







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