



Culsharg, 1 Leagate Road
Antons Gowt, Boston, Lincolnshire, PE22 7BN

£325,000

3 Bedroom Bungalow

- Freehold
- Three Bedroom Bungalow
- Double Garage and 'In and Out Driveway'
- 0.28 Acre Plot (sts) with Landscaped Gardens
- Field Views
- Rear Sun Room Overlooking The Garden
- 'Mancave'/Garden Room and Summerhouse
- Large Lounge With Wood Burning Stove
- Viewing Advised
- EPC Rating - E, Council Tax Band - C

Click here to access the Energy Performance Certificate for Culsharg, 1 Leagate Road, Antons Gowt, Boston, Lincolnshire, PE22 7BN



Overview

A well-presented and spacious detached bungalow, ideally positioned within the popular village of Anton's Gowt, offering open field views and a generous plot extending to approximately 0.28 acres (sts). This attractive home enjoys a peaceful, non-estate setting while remaining within easy reach of Boston and surrounding amenities.



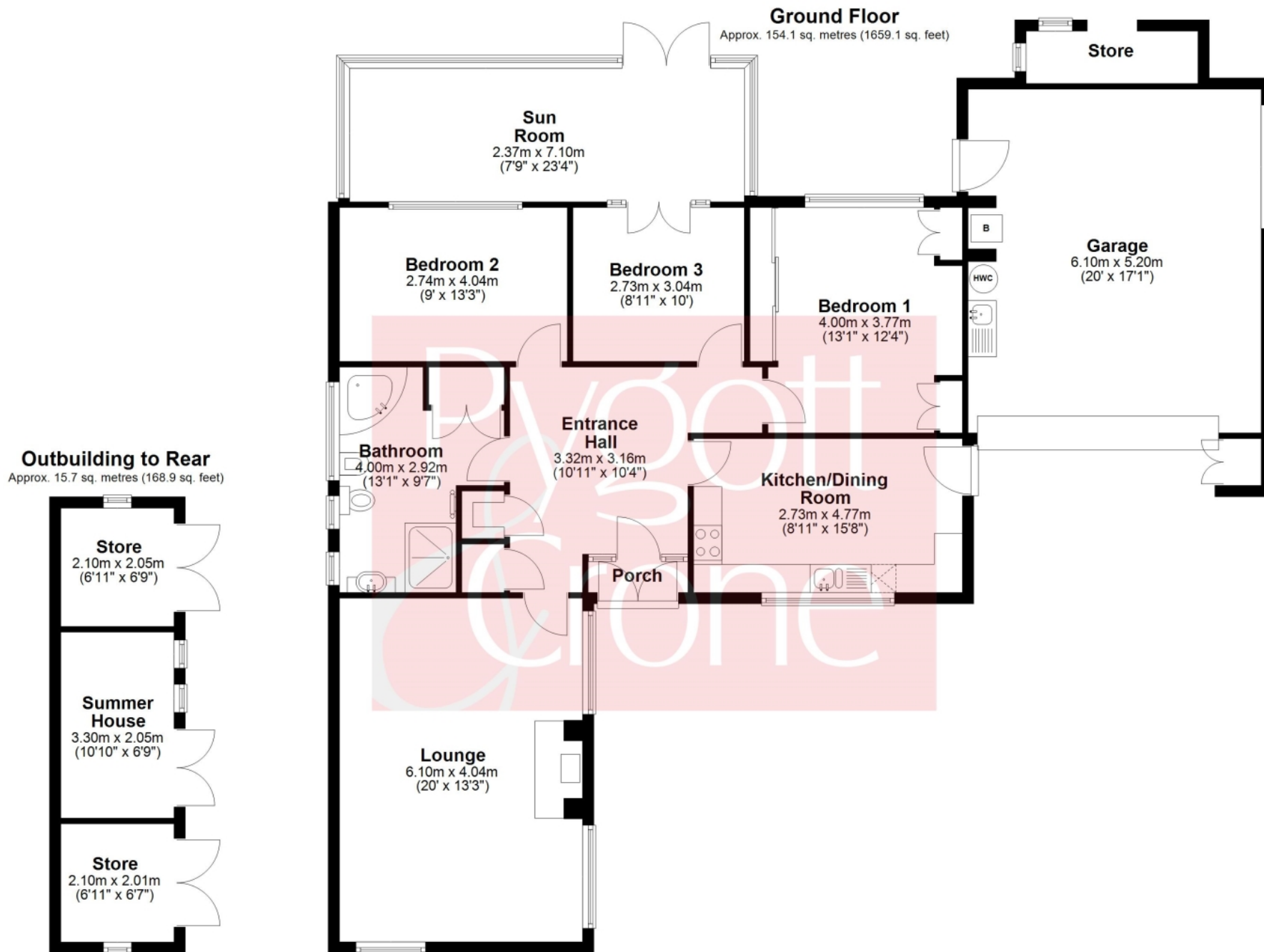
The accommodation is both versatile and well-proportioned, with a large lounge serving as the heart of the home, complete with a wood burning stove creating a warm and inviting living space. To the rear, a sun room overlooks the garden, providing an ideal spot to relax and take in the surrounding views. The layout is further complemented by a well-appointed kitchen and a flexible arrangement of bedrooms, suitable for a range of buyers.

Externally, the property continues to impress with beautifully maintained landscaped gardens, offering a high degree of privacy and outdoor enjoyment. A standout feature is the detached double garage with 'in and out' driveway, providing ample parking and ease of access. In addition, the property benefits from a superb garden room/mancave and summerhouse, ideal for entertaining, working from home or additional leisure space.

A fantastic opportunity to acquire a well-rounded bungalow in a desirable village location, offering space, privacy and excellent external features, with viewing highly advised.







Total area: approx. 169.8 sq. metres (1828.0 sq. feet)

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



Culsharg, 1 Leagate Road, Antons Gowt, Boston, Lincolnshire, PE22 7BN

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.









Culsharg, 1 Leagate Road, Antons Gowt, Boston, Lincolnshire, PE22 7BN

Houses. Homes. Harmony.



Culsharg, 1 Leagate Road, Antons Gowt
is on the market with our Boston branch

24 Wide Bargate, Boston PE21 6RX

01205 359111