



Valinor, Back Lane
Wood Enderby, Boston, Lincolnshire, PE22 7PE

£250,000

2 Bedroom Detached Bungalow

- Freehold
- Two Bedroom Detached Bungalow With Separate Dining Room
- Ample Off Road Parking and Good-sized Garage
- No Onward Chain
- Peaceful Location Close To The Wolds
- Wood-Burning Stove
- Viewing Advised
- Well Cared For Gardens and Fields To The Rear
- EPC Rating - E, Council Tax Band - C

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Overview

Set in a lovely position on the edge of the Lincolnshire Wolds, this well-presented detached bungalow is offered for sale with no onward chain and enjoys open field views to the rear.

The property has been carefully designed to provide a practical and comfortable layout, currently offering two bedrooms together with a separate dining room. With some minor alterations, the dining room could be converted to provide a third bedroom, giving the property useful flexibility to suit a variety of buyers.

The accommodation comprises an entrance hall, lounge, dining room with a wood burning stove, kitchen, utility room, WC, two bedrooms and a family bathroom. The property benefits from oil central heating and has been well cared for throughout.



Outside, the property sits within well-maintained gardens, with the rear garden enjoying views across the adjoining fields. There is ample off-road parking to the front together with a good-sized garage. Beyond the rear garden fence is an additional parcel of land, currently used as an allotment, providing further outdoor space and a useful area for those with an interest in gardening.

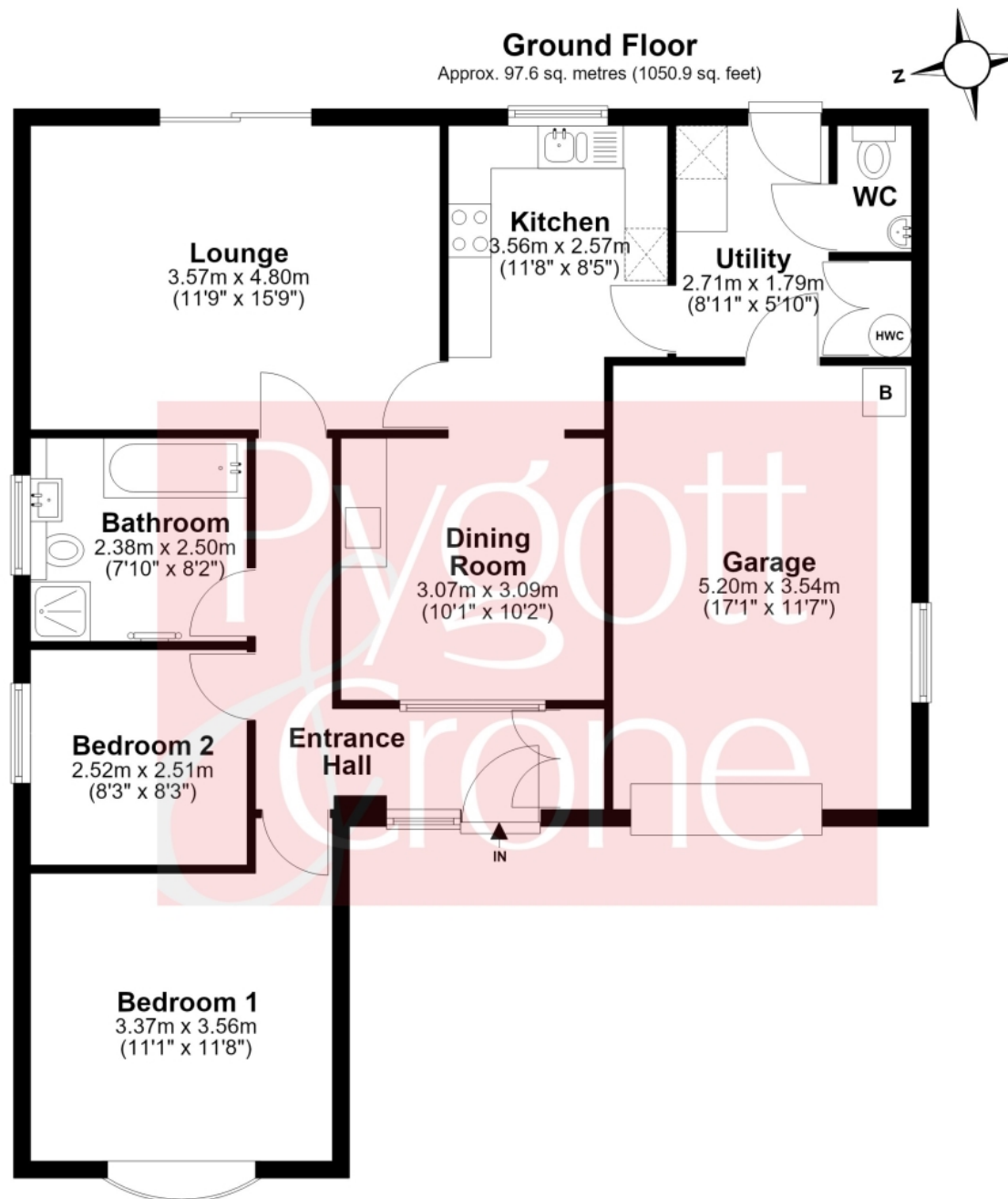
A well-kept detached bungalow in a desirable rural setting, combining flexible accommodation, attractive gardens, additional land and lovely views, with the added benefit of no onward chain.

Planning Permission: Planning permission is in place to extend the bungalow to the front to create a large master bedroom with en-suite and dressing room. The proposed layout would provide three bedrooms in total, together with the existing dining room.

Agents Note: The property is served by a septic tank. The vendors believe the system is compliant and are currently in the process of arranging an inspection to confirm its condition and compliance.







Total area: approx. 97.6 sq. metres (1050.9 sq. feet)

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



Location



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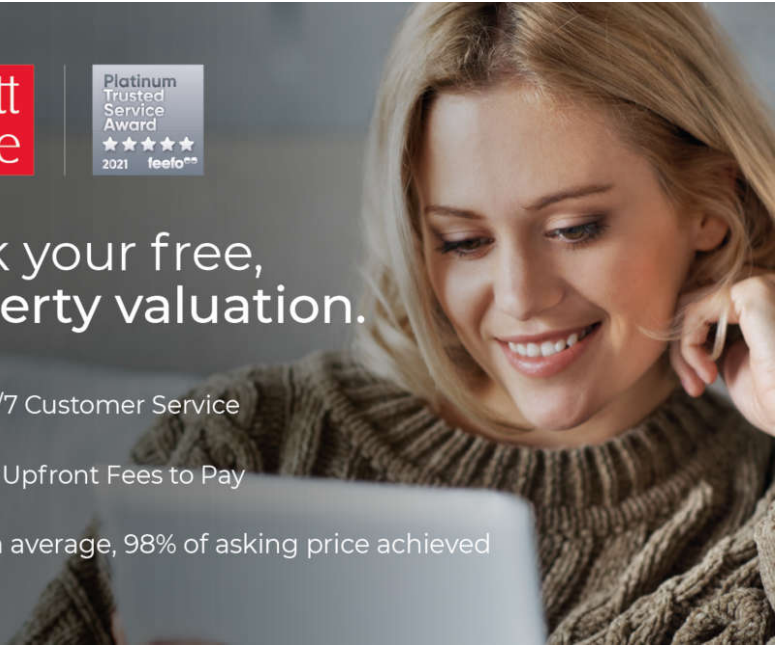






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