



Waites Farm, Fodderdyke Bank, New Leake

£200,000



**Willsons**  
SINCE 1842

Waites Farm, Fodderdyke Bank,  
New Leake, Boston,  
Lincolnshire, PE22 8JB

### "AGENT'S COMMENTS"

*A rurally located semi-detached cottage complete with a 0.5 acre (STS) paddock with outbuildings. Situated in New Leake having easy access to the local Primary school and further amenities in the nearby village of Stickney. The dwelling requires updating throughout, offers far reaching views and benefitting from no onward chain.*

### LOCATION

*New Leake, Midville & Eastville are adjacent villages situated 12 miles North from Boston and 7 miles South from Spilsby in the East Lindsey district of Lincolnshire. New Leake offers a primary school and Eastville & Midville has a village hall with regular events.*



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<https://www.willsons-property.co.uk>

### Front Of Property

Approached via a metal gated entrance leading to a parking area having borders of post and wire fencing and mature hedging.

### Utility

With tiled flooring, Belfast sink and drainer and window to the rear of the property.

### Cloakroom/WC

With WC, tiled flooring and timber single glazed window to the rear of the property.

### Kitchen

15'4" x 8'5" (4.67m x 2.57m)

With fitted base and wall units, enamel dual drainer sink, tiled flooring, access to under stair pantry store cupboard and windows to the rear and side of the property.

### Lounge

16' x 14'7" (4.88m x 4.45m)

With dual aspect windows to the front and rear of the property, carpeted flooring, open fire with brick surround and two electric storage heaters.

### Bedroom One

11'2" x 9' (3.40m x 2.74m)

With exposed wooden flooring and window to the rear of the property.

### Bedroom Two

9'5" x 7'3" (2.87m x 2.21m)

With exposed wooden flooring, built in airing cupboard and window to the side of the property.

### Bedroom Three

10'6" x 6'9" (3.20m x 2.06m)

With exposed wooden flooring, electric storage heater and window to the front of the property.

### Bathroom

With bath, WC, sink, fully tiled walls, electric storage heater, exposed wooden flooring and window to the side of the property.

### Outbuildings

Having a variety of outbuildings including a workshop/barn of breeze block construction and corrugated roofing giving access from the gardens to the paddock, there is a timber shed/chicken coop, a further timber shed and a green house.

### Front, Rear & Side Gardens

Predominately laid to grass with mature trees and borders of hedging.

### Paddock

Pastureland of 0.5 acres (STS) adjacent to the side of the property and gardens.

### Services

We understand that mains water and electricity are connected to the property. Drainage is understood to be private system.

### Energy Performance Certificate

The property has an energy rating of 'F'. The full report is available from the agents or by visiting [www.gov.uk/find-energy-certificate](http://www.gov.uk/find-energy-certificate) Reference Number: 9360-2001-4520-2405-5765

### Agents Notes

Please note, this property is subject to Grant of Probate

### Local Authority

Council Tax Band 'A', payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601111.

### Tenure & Possession

The property is Freehold with vacant possession upon completion.

### Viewing

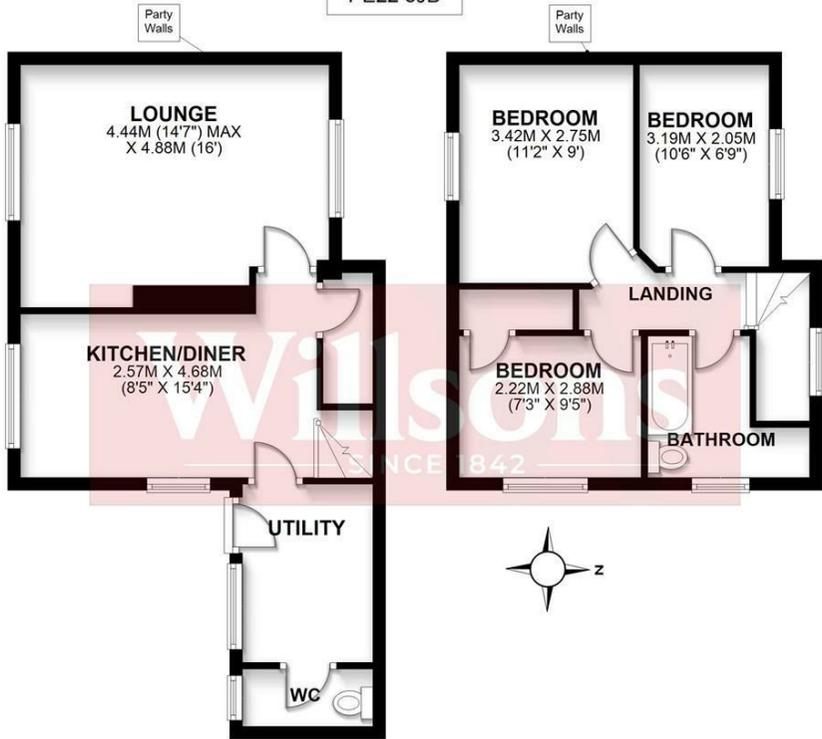
Viewing is strictly by appointment with the Skegness office at the address shown below.

### What 3 Words

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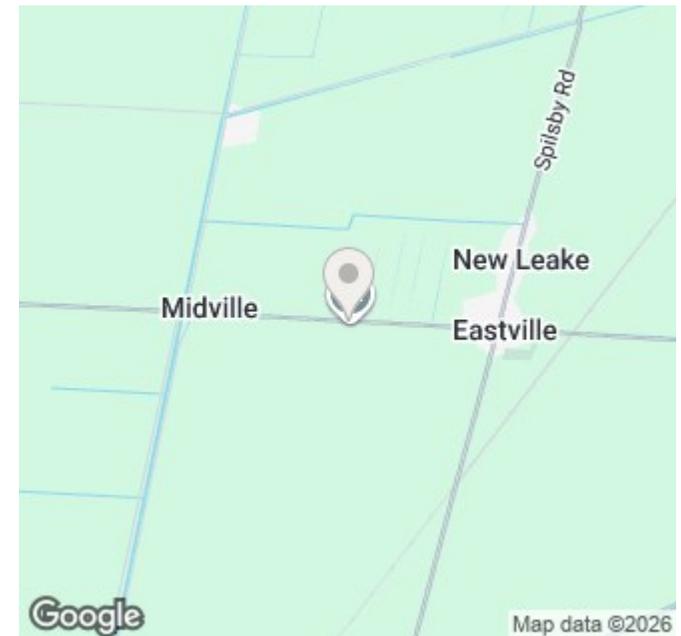


FLOOR PLAN

TOTAL AREA: APPROX. 75.6 SQ. METRES (813.5 SQ. FEET)

**FLOORPLAN** Not to scale – For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



**Viewing** Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

