



2 Gauntlet Villa Gauntlet Road, Boston, PE20 3AX

£240,000

- Large rear garden
- Quirks and character
- Oversized double garage / workshop
- Field views
- Popular village setting
- Three bedrooms and study area
- Nice flowing layout
- Two working log burners
- No forward chain
- Register with Ark for all new listings

Situated in the highly sought-after village of Bicker, this charming cottage offers a rare opportunity to purchase a home full of character, space, and potential.

Bursting with original charm and unique features, the property combines period character with practical living, including an oversized double garage/workshop and a generous rear garden.

Occupying a delightful rural position within the village, the cottage enjoys attractive open views to the front while backing onto open fields, creating a peaceful countryside setting.

Offering spacious accommodation across both floors, this distinctive home provides versatile living and is sure to appeal to a wide range of buyers looking for something a little different.

Properties like this are seldom available, so don't miss your chance to make it your own. Book your viewing today.

Kitchen 12'0" x 13'2" (3.67m x 4.03m)



Entrance door to front. Window to front. Matching range of base and eye level units with work surfaces over. Tiled splash backs. Electric hob with extractor over. Built in eye level oven and grill. Sink unit with drainer and mixer tap. Space for fridge/freezer. Radiator.



Lounge 12'0" x 12'11" (3.66m x 3.96m)



Window to front. Radiator. Feature fireplace with brick surround and tiled hearth.



Utility Room 5'5" x 13'2" (1.67m x 4.03m)



Window to rear. Radiator. Base and wall units with worktop over. Sink unit with drainer and taps. Tiled splash back. Space and plumbing for washing machine and tumble dryer. Stairs to first floor landing.

Bathroom 5'10" x 10'2" (1.79m x 3.12m)



Window to rear. Panelled bath. Shower cubicle with rainwater head and separate shower attachment. Toilet. Wash hand basin. Fully tiled walls. Tiled flooring. Extractor fan.

Garden Room 8'1" x 11'9" (2.47m x 3.59m)



Doors leading to rear garden. Window to side and rear. Radiator. Inset log burner with brick surround. Wood effect flooring.

First Floor Landing

Doors to bedrooms. Opening to study area.

Study Area 6'0" x 15'11" (1.85m x 4.86m)



Window to rear. Airing cupboard housing hot water cylinder.

Bedroom 1 12'0" x 13'3" (3.68m x 4.06m)



Window to front. Radiator. Built in wardrobe.

Bedroom 2 12'1" x 13'0" (3.69m x 3.98m)



Window to front. Radiator. Loft access.

Bedroom 3



Window to rear. Radiator.

Outside



The front of the property has a block paved area leading to the front door. Gravel driveway leading to the rear of the property. There is shared access to the side leading to the rear with gravel driveway and garage.

The rear garden is enclosed by timber fencing. Timber shed. Gravel area leading to a well established garden with a variety of fruit trees and bushes. Wild garden with pathway through to the rear. Designated greenhouse area.

Garage



Vehicular door to front. Pedestrian door to front and rear. Windows to side. Large storage area ideal for storage.

Property Postcode

For location purposes the postcode of this property is: PE20 3AX

Additional Information**PLEASE NOTE:**

All photos are property of Ark Property Centre and can not be used without their explicit permission.

Anti-money Laundering (AML) Checks

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

Verified Material Information

Tenure: Freehold

Council tax band: A

Annual charge: No

Property construction: Brick built

Electricity supply: British Gas

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Septic tank

Heating: Gas central heating

Heating features: Wood/multi fuel burner

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice and Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway and Double Garage

Building safety issues: Asbestos to the garage roof

Restrictions: No

Public right of way: Shared drive entrance

Flood risk: Surface water - low. Rivers and the sea - medium. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Coastal erosion risk: No

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: E46

Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

Referral & Fee Disclosure

We can also offer full Financial and Solicitor services.

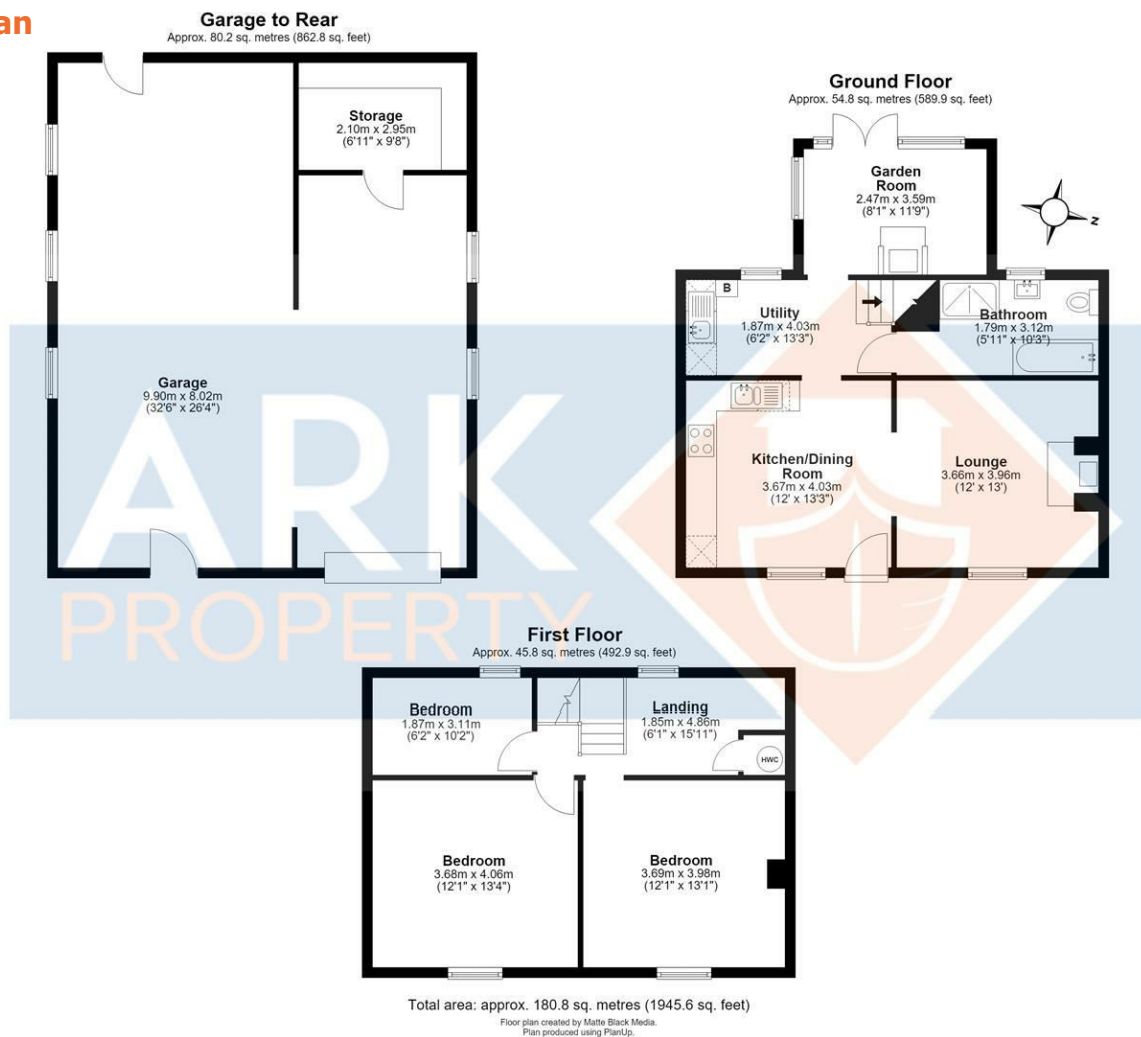
We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250.

We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

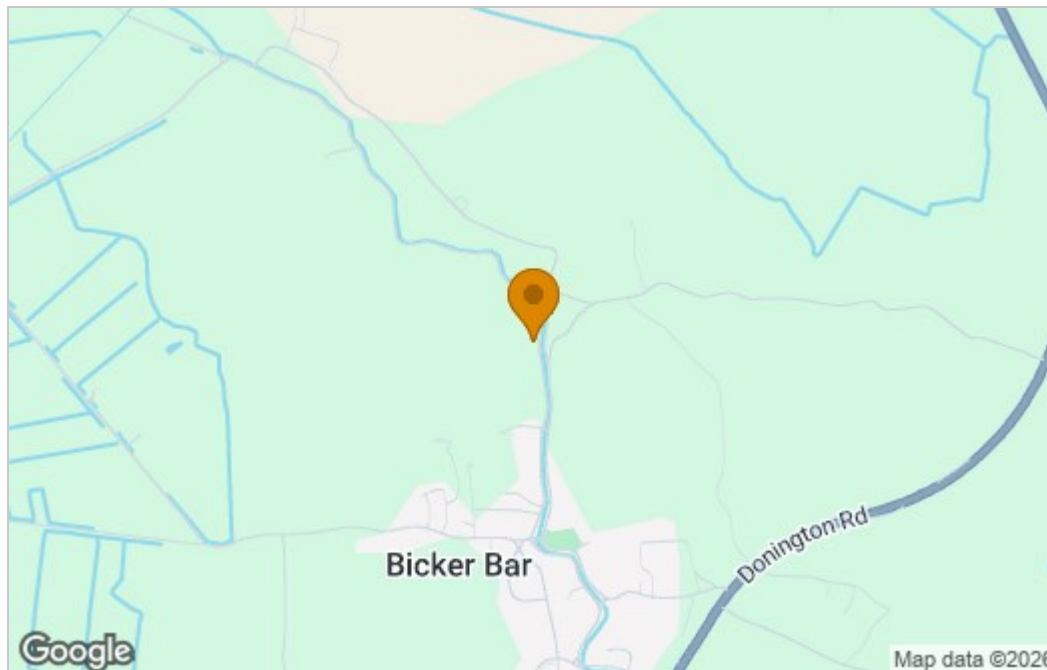
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These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

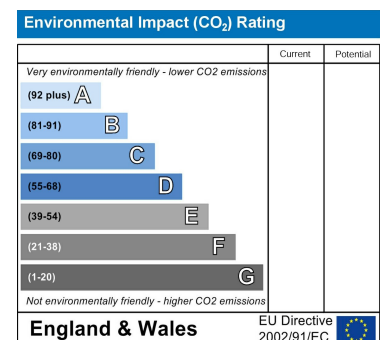
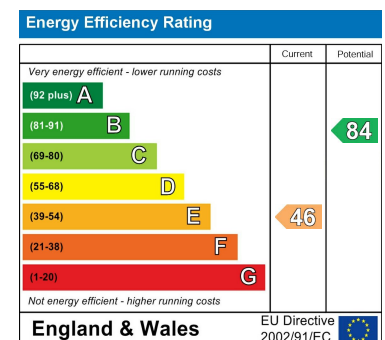
Floor Plan



Area Map



Energy Efficiency Graph



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