



**£350,000**

Little Graceland, Commonsides, Old Leake, Boston, Lincolnshire, PE22 9PR

**NEWTON**FALLOWELL



**Commonside, Old Leake**  
**Boston, Lincolnshire, PE22 9PR**  
**£350,000**

**WELCOME TO LITTLE GRACELAND**

Part glazed uPVC front entrance door with side screens through to the:

**ENTRANCE HALL**

Having coved ceiling, radiator, Karndean flooring, alarm control panel, smoke alarm and staircase rising to first floor.

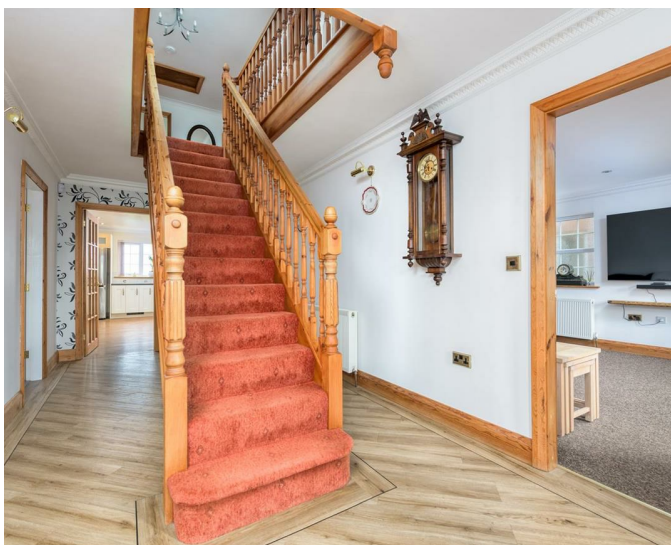
**LOUNGE/DINER**

38'4" x 12'11" (11.68m x 3.94m)

Having two sealed unit double glazed uPVC windows to front elevation, two sealed unit double glazed uPVC windows to side elevation, sealed unit double glazed uPVC french doors to rear elevation, coved ceiling with inset ceiling spotlights, three radiators, television aerial connection point and telephone connection point.

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An impressive detached house with far reaching views over open countryside and the Lincolnshire Wolds in the distance. Having over 2,500 square feet of well presented accommodation comprising: entrance hall, 38' lounge/diner, 20' breakfast kitchen, utility room, cloakroom and study to ground floor. Galleried landing, master bedroom with en-suite & dressing room, four further bedrooms and re-fitted family bathroom to first floor. Outside the property has an extensive driveway which provides ample off-road parking, a detached double garage and a good sized enclosed rear garden. The property benefits from oil fired central heating and double glazing.



## BREAKFAST KITCHEN

20'3" x 17'5" (6.17m x 5.31m)

(max L-shaped) Having two sealed unit double glazed uPVC windows to rear elevation, coved ceiling with inset ceiling spotlights, radiator, Karndean flooring and built-in cupboard. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 ¼ bowl stainless steel sink with drainer & mixer tap inset to work surface cupboards, drawers & wine rack under, cupboard over, space for American style fridge/freezer with cupboard over. Further work surface with cupboards & drawers under, cupboard over. Work surface return with cupboards under, cupboards over. Further work surface return with space for range style cooker, cupboards under, cupboards & stainless steel cooker hood over.



### UTILITY ROOM

7'10" x 6'8" (2.39m x 2.03m)

Having sealed unit double glazed uPVC window & part glazed door to side elevation, coved ceiling, radiator, space & plumbing for automatic washing machine, wall units and oil fired boiler providing for both domestic hot water and heating.

### CLOAKROOM

Having coved ceiling, radiator, extractor fan, close coupled WC and wash hand basin inset to vanity unit with cupboard under.

### STUDY

20'3" x 10'11" (6.17m x 3.33m)

Having two sealed unit double glazed uPVC windows to front elevation, sealed unit double glazed uPVC window to side elevation, coved ceiling, two radiators and laminate flooring.

### GALLERIED FIRST FLOOR LANDING

Having sealed unit double glazed uPVC window to front elevation, coved ceiling, radiator, smoke alarm and access to roof space.



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### MASTER BEDROOM

17'6" x 11'0" (5.33m x 3.35m)

Having two sealed unit double glazed uPVC windows to front elevation, coved ceiling, radiator, Karndean flooring, television aerial connection point and telephone connection point.

### EN-SUITE

Having sealed unit double glazed uPVC window to side elevation, heated towel rail, Karndean flooring, tiled walls and extractor fan. Fitted with a suite comprising: shower enclosure with mermaid board splashback & power shower fitting, WC with concealed cistern and two wash hand basins inset to vanity unit with cupboards under.

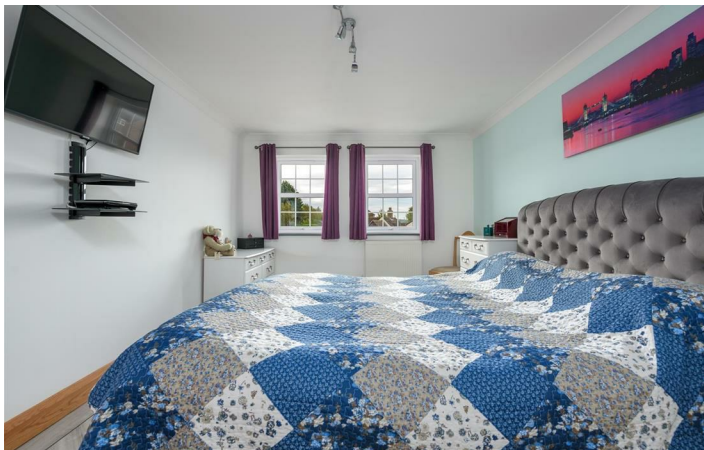
### DRESSING ROOM

Having Karndean flooring, shelving and hanging rails.

### BEDROOM TWO

15'8" x 12'11" (4.78m x 3.94m)

Having two sealed unit double glazed uPVC windows to rear elevation, coved ceiling, two radiators and television aerial connection point.



### BEDROOM THREE

12'11" x 10'9" (3.94m x 3.28m)

Having two sealed unit double glazed uPVC windows to front elevation, coved ceiling, radiator, laminate flooring and television aerial connection point.

### BEDROOM FOUR

12'11" x 10'11" (3.94m x 3.33m)

Having sealed unit double glazed uPVC window to side elevation, coved ceiling, radiator and television aerial connection point.

### BEDROOM FIVE

9'0" x 8'5" (2.74m x 2.57m)

(max into cupboards) Having sealed unit double glazed uPVC window to rear elevation, coved ceiling, radiator, television aerial connection point and built-in cupboards to one wall.

### FAMILY BATHROOM

11'11" x 10'11" (max) (3.63m x 3.33m (max))

Having sealed unit double glazed uPVC window to rear elevation, coved ceiling with inset ceiling spotlights, heated towel rail, tiled floor with underfloor heating, majority tiled walls, extractor fan and walk-in airing cupboard housing hot water cylinder. Re-fitted with a suite comprising: panelled bath with mixer tap & hand held shower attachment, double shower enclosure with power shower & hand held fittings, WC with concealed cistern and wash hand basin inset to vanity unit with cupboards under.





### EXTERIOR

A pair of remote controlled electric gates open on to an extensive driveway which provides ample off-road parking and leads to the:

### DOUBLE GARAGE

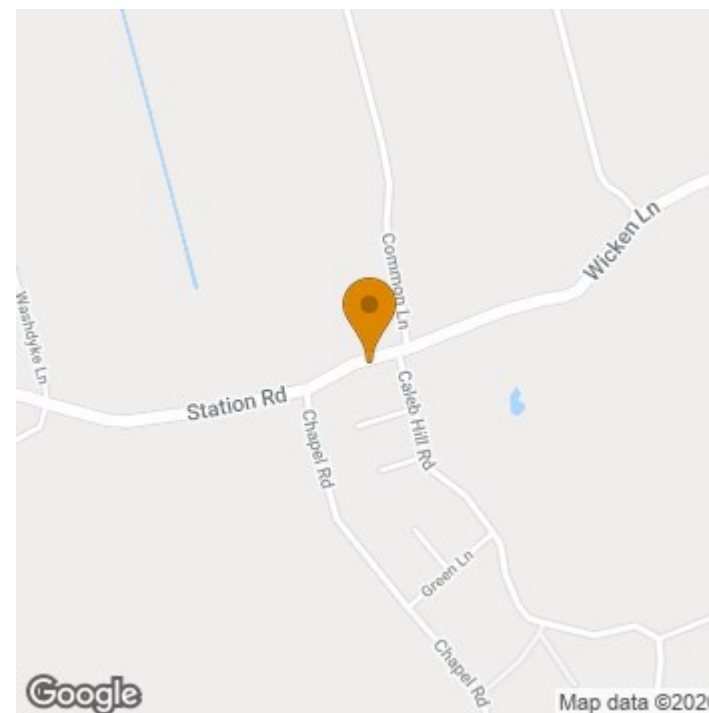
Having two up-and-over doors, uPVC side service door, light and power.

### REAR GARDEN

Being fully enclosed with side access. Having raised patio with steps down to a large lawn.

### SERVICES

The property has mains electricity, water and drainage connected. Heating is via an oil fired boiler served by radiators and the property is double glazed. The windows were replaced two years ago and the property has a wireless alarm system and CCTV. The current council tax is band E.



## VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

## AGENT'S NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

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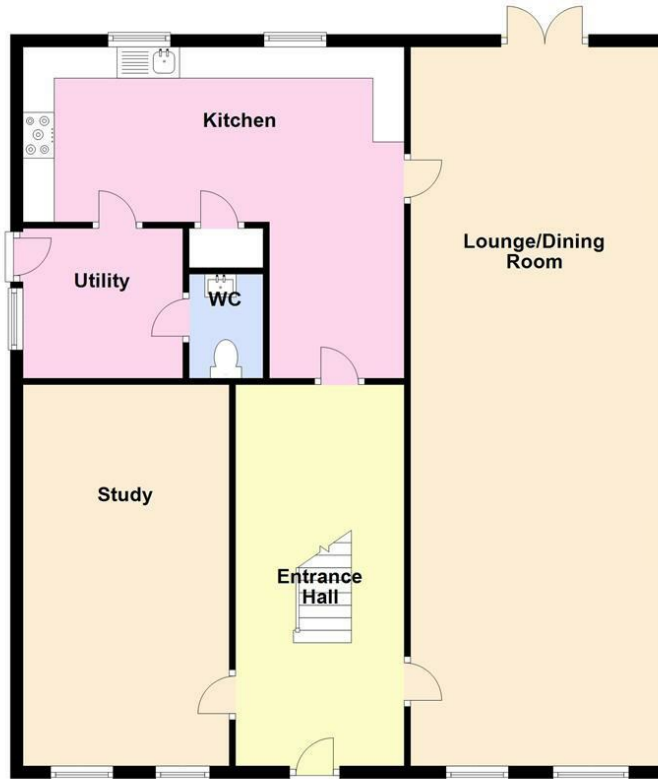
For more information please call in the office or telephone 01205 353100.



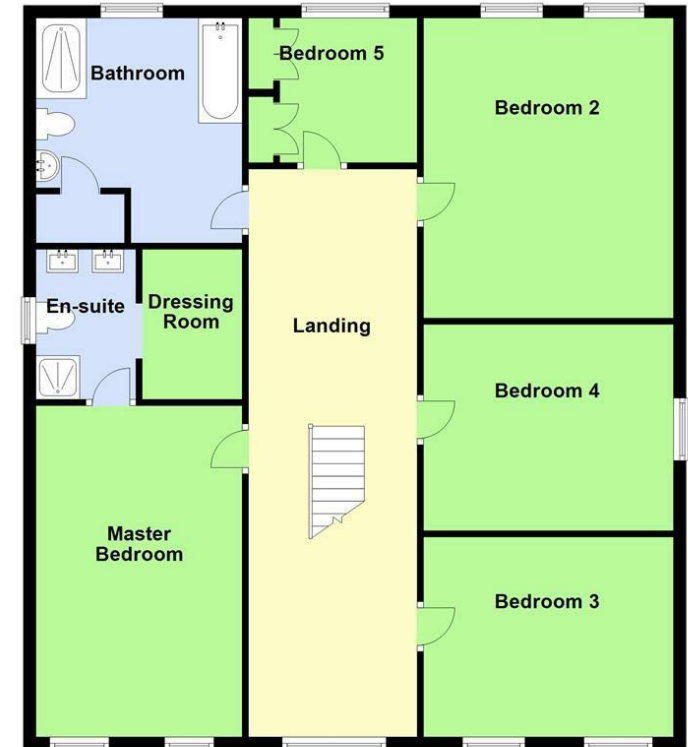
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**Ground Floor**  
Approx. 117.3 sq. metres (1262.6 sq. feet)



**First Floor**  
Approx. 118.1 sq. metres (1270.9 sq. feet)



Total area: approx. 235.4 sq. metres (2533.5 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	