



£220,000

20 Old School Lane, Old Leake, Boston, Lincolnshire, PE22 9NJ

NEWTONFALLOWELL



School Lane, Old Leake
Boston, Lincolnshire, PE22 9NJ
£220,000

An extended and much improved detached house in a village location. Having well presented accommodation comprising: porch, entrance hall, cloakroom, 21' lounge, separate dining room, conservatory and 27' bespoke Murdoch Troon breakfast kitchen to ground floor. Four bedrooms & bathroom to first floor. Outside the property has ample off-road parking to the front and an enclosed low maintenance garden to the rear. The property benefits from oil fired central heating and double glazing.

ACCOMMODATION

Part glazed uPVC front entrance door through to the:

ENTRANCE PORCH

Having sealed unit double glazed uPVC window to side elevation and further part glazed door to the:

ENTRANCE HALL

Having coved ceiling, radiator, smoke alarm, telephone connection point and staircase rising to first floor.

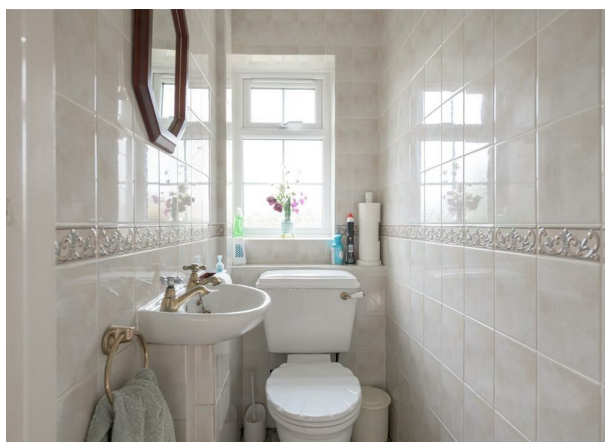
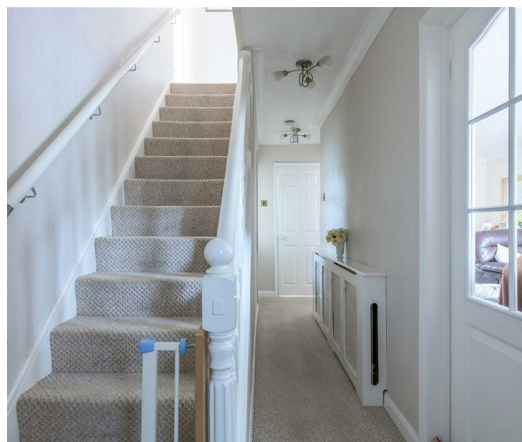
CLOAKROOM

Having sealed unit double glazed uPVC window to rear elevation, tiled walls, tiled floor, close coupled WC and wash hand basin.

LOUNGE

21'11" x 11'10" (max) (6.68m x 3.61m (max))

Having sealed unit double glazed uPVC window to front elevation, coved ceiling, radiator, television aerial connection and fireplace with marble surround. Step up to small pane glazed double doors through to the:




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DINING ROOM

9'10" x 9'10" (3.00m x 3.00m)

Having sealed unit double glazed uPVC window to side elevation, coved ceiling and radiator. Sealed unit double glazed uPVC french doors to the:

CONSERVATORY

11'9" x 9'11" (3.58m x 3.02m)

Of sealed unit double glazed uPVC frame construction on brick walls with polycarbonate roof. Having glazed door to side elevation, ceiling fan/light fitting and ceramic tiled floor.



BREAKFAST KITCHEN

27'4" x 11'6" (max) (8.33m x 3.51m (max))

Having sealed unit double glazed uPVC window to front elevation, sealed unit double glazed uPVC window & solid wood metal covered door to rear elevation, inset ceiling spotlights, radiator and Karndean flooring. Fitted with a range of Murdoch Troon base & wall units with solid oak work surfaces & upstands comprising: Belfast style sink with mixer tap inset to work surface, cupboard, space for dishwasher & washing machine under. Further work surface with cupboards & drawer under, cupboards, shelving & plate rack over. Further work surface with cupboards & drawers to either side of space for range style cooker with tiled splashback & beam over, cupboards to either side. Larder style cupboard and further storage cupboard housing oil fired boiler providing for both domestic hot water and heating.





FIRST FLOOR LANDING

Having coved ceiling, smoke alarm, access to roof space and airing cupboard housing hot water cylinder with shelving.

BEDROOM ONE

14'11" x 11'9" (4.55m x 3.58m)

Having two sealed unit double glazed uPVC windows to front elevation, coved ceiling, radiator, television aerial connection point and built-in wardrobe with sliding mirror doors.

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BEDROOM TWO

9'11" x 9'11" (3.02m x 3.02m)

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

BEDROOM THREE

11'8" x 8'0" (3.56m x 2.44m)

Having sealed unit double glazed uPVC window to front elevation, coved ceiling, radiator, laminate flooring, television aerial connection point and built-in cupboard.

BEDROOM FOUR

7'6" x 6'11" (2.29m x 2.11m)

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

BATHROOM

Having sealed unit double glazed uPVC window to rear elevation, coved ceiling, radiator, tiled walls and laminate flooring. Fitted with a white suite comprising: panelled bath with electric shower fitting & anti-splash screen over, close coupled WC and pedestal wash hand basin.





EXTERIOR

To the front of the property there is a gravelled garden with brick wall boundary. A tarmac driveway provides ample off-road parking and there is gated access either side to the:

REAR GARDEN

Being enclosed by timber fencing & hedging, low maintenance and majority paved with gravelled beds & borders, having raised bed to rear, decked area, oil storage tank, steel shed and brick built store/shed with lean-to timber shed to side.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via a oil fired boiler served by radiators and the property is double glazed. The current council tax is band C.



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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Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of £300 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £200 if you use their services.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D	59		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ground Floor
Approx. 81.3 sq. metres (875.0 sq. feet)



First Floor
Approx. 51.2 sq. metres (551.1 sq. feet)



Total area: approx. 132.5 sq. metres (1426.1 sq. feet)