



# Corner House

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As the name suggests, Corner House is situated upon an attractive and larger than average corner plot with gardens to the front, side and rear. It is a modern property in a traditional farmhouse style design.

The property is situated in village of Old Leake which is popular with families thanks to both primary and secondary schools located within walking distance as well as several other amenities to include a GP Surgery. Old Leake is approximately 8 miles from the historic market town of Boston and 12 from the coastal town of Skegness and is on the bus route to each.

Corner House is a spacious and well-presented family home which benefits from generously proportioned living accommodation to include a lounge with a uPVC conservatory off and double doors off the hallway which open through to a separate dining room. It is neutrally decorated throughout and has a breakfast kitchen, utility room and downstairs cloakroom to the ground floor as well as four double bedrooms to the first floor with an en-suite to the master in addition to the family bathroom.

The property also has a private driveway and a single garage to the side. Like many others at this time of year, the garden is not looking its best, but in the warmer months to come enjoys a partially walled garden with lawned and patio areas as well as a timber shed.

The property is offered with No Onward Chain.

EPC - E

Council Tax Band - D



**Front Door opens through into the Entrance Hall** – Having a staircase to the first-floor accommodation with storage cupboard beneath and double doors opening through to the:

**Dining room 11'8 x 10'1 (3.56m by 3.07 m)** -Having a uPVC double glazed window to the side aspect, and a further double-glazed window to the front aspect, both with vertical blinds, wall mounted electric heaters and ceiling light point.

**Lounge 19'8 x 12'3 (5.99m by 3.73m)** – Having uPVC window to the front and rear aspects with vertical blinds, two ceiling light points, electric panel heaters and a modern electric living flame style fireplace. Double doors open through to:

**Conservatory** – Of brick and uPVC construction with a tiled floor, opening windows to all aspects and French doors to the patio and rear garden.



**Breakfast Kitchen 11'8 x 13'4 (3.56m x 4.06m)** – Has two uPVC double glazed windows to the side aspect with blinds, spotlights to the ceiling and a tiled floor. The kitchen comprises a range of wood grain style worksurfaces with Shaker style cream drawer and cupboard units at both base and eye level as well as corner display shelving. Integral appliances include an electric hob and double fan oven with extractor canopy over and there is an inset stainless steel sink unit with mixer tap over. The kitchen has space for a breakfast table and chairs as well as a free-standing fridge-freezer.

Utility Room – Has a part-glazed door to the rear garden, a continuation of the floor tiles from the kitchen and cupboard units at both base and eye level as well as a sink unit, plumbing for washing machine and space for a tumble dryer.

Cloakroom – Houses a low-level WC, wash basin, towel rail and floor tiling.

First Floor Landing – Has a uPVC window to the front aspect, panel heater loft access and doors arranged off to:

Bedroom One 16'6 x 15'3 (5.03m x 4.65m) – Has two uPVC windows to the side aspect, electric panel heater, built-in wardrobe as well as modern wardrobes with hanging rails and shelving and door to the – En-Suite Shower Room – Comprising a three-piece suite of shower enclosure, low level WC and pedestal wash basin in addition to a tiled floor and extractor fan.

Bedroom Two 11'8 x 9'8 (3.56m x 2.95m) – Having a uPVC window to the side aspect and a panel heater.

Bedroom Three 11'11 x 11'8 (3.63m x 3.56m) – Having a uPVC window to the front and a panel heater.

Bedroom Four 12'1 x 9'7 (3.68m x 2.92m) Also a double bedroom with uPVC windows to both the front and side aspects and a panel heater.

Family Bathroom – Comprises a four-piece suite of shower enclosure, panel bath, pedestal wash basin and low-level WC. There is a uPVC window to the rear, tiling to the floor and wall tiling where appropriate, towel rail and extractor fan.

Outside – Situated on a corner plot between School Lane and Lime Walk, the property has lawned garden areas to the front and side as well as the rear. Attractive young trees and shrubs to the front and side add both interest and privacy, and whilst the trees have been cut back for the winter months, they really are incredibly attractive during spring, summer and into the autumn months.

A gravel driveway to the side provides private off-road parking and leads up to the:

Single Integral Garage – Having up and over door, light and power.

The rear garden is reached via a side gate and is enclosed by a mixture of brick wall and fencing on the boundaries, laid mainly to lawn with shrubs and a paved patio and gravel area. A timber shed is included within the sale.





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Plan produced using PlanUp.

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