



# Garalean

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Situated along a country lane, this spacious two bedroom detached bungalow offers a wealth of opportunity for the right buyer. The property benefits from uPVC doors and windows and an oil fired central heating system and in recent years has had a new kitchen fitted and a fantastic 21'0 x 13'0 conservatory added to the side of the property.

With a plot extending to approximately  $\frac{3}{4}$  acre (subject to survey), the bungalow is surrounded by garden to both sides and also to the rear of the property. The majority of the garden extends to the left hand side of the bungalow and in the agent's opinion offers great potential as a future building plot (subject to planning permission). There is future potential to the rear of the bungalow too, as another large garden area and gravel driveway has a separate gated access off Nut Lane. This could be ideal for anyone that requires space for outbuildings or has multiple vehicles in addition to a potential second building plot.

The village centre of Old Leake is situated on a bus route between the historic market town of Boston and the coastal resort of Skegness. It benefits from amenities for all ages to include primary and secondary schools, community centre, Co-Op, fish and chip shop, GP Surgery and two pubs serving food.

Council Tax Band - 'B'

Freehold

Oil Fired Heating

Drainage - Septic Tank which we understand does not comply with current binding rules.





A uPVC part glazed door opens into the **Entrance Hall** – With upright radiator, laminate floor covering, loft access and doors arranged off to:

**Bedroom One 3.76 m x 3.67m (12'4 x 12'0)** – Has uPVC windows to both the front and side aspects and an upright radiator.

**Bedroom Two 3.39 m x 3.00 (11'1 x 9'10)** – Has uPVC windows to both the front and side aspects and an upright radiator.





**Bathroom** – Has a uPVC window to the rear aspect, a towel rail and three-piece suite to comprise a vanity wash basin with cupboard beneath, low flush WC and panel bath with shower and screen over.

**Breakfast Kitchen 4.62 m x 3.35 m (15'1 x 10'11)** – Has a uPVC window to the rear aspect and French doors through to the conservatory. This modern kitchen comprises a range of work surfaces with drawer and cupboard units at both base and eye level. Integrated appliances include an electric fan and five burner gas hob with extractor fan over and integrated fridge and freezer unit. Space and plumbing beneath the worksurface for a dishwasher and washing machine.

**Conservatory 6.43 m x 3.98 m (21'1 x 13'0)** – Of brick and uPVC construction with fitted blinds throughout, the conservatory has a door to the rear aspect, French doors to the side aspect and two radiators.

**Outside** - The property is situated along a country lane upon a large established plot extending to just over 3/4 of an acre subject to survey\*.

To the front of the property a **Single Garage** has lights and power. A gravel driveway provides off-road car parking to the front and side of the property with additional car parking space onto on the garden area to the side of the garage if required.

The majority of the garden is laid to lawn and extends to the left-hand side of the property. It is enclosed by a range of timber fencing and established hedging and planted with a wide range of young trees, shrubs and bushes.

In the agent's opinion this offers great potential as a future building plot subject to the appropriate planning consent. To the rear of the property is an extension of the garden area with **Greenhouse, Large Double Summer House 6 m x 4 m (19'8 x 13'1)** - With two sets of double doors, lights and power and timber **Shed** and **Workshop** all of which will be included in the sale of the property.

Double electric gates to the rear of the property off Nut Lane offer additional future potential for the property perhaps as an a second building plot subject to planning consent.













Note: All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent. All properties are offered subject to contract or formal lease.

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