



Sleepy Hollow, Caleb Hill Road, Old Leake, Boston, PE22 9PU



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Freehold

£279,950



## Key Features

- Detached bungalow
- Three bedrooms
- Lounge & dining room
- Re-fitted kitchen
- En-suite & bathroom
- Driveway & double garage
- Enclosed rear garden
- EPC rating D





A recently renovated detached bungalow in a village location with an open view to the rear. Having accommodation comprising: entrance porch, entrance hall, lounge, dining room, re-fitted kitchen, master bedroom with en-suite, two further bedrooms and family bathroom. Outside the property has a front garden, a driveway providing off-road parking, a detached double garage and an enclosed rear garden. The property benefits from oil fired central heating and double glazing. NO CHAIN

### ACCOMMODATION

Part glazed side entrance door with side screen through to the:

### ENTRANCE PORCH

Having further part glazed door with side screen to the:

### ENTRANCE HALL

Having coved & textured ceiling, radiator, telephone connection point, access to roof space and built-in airing cupboard.

### LOUNGE

6.09m x 3.65m (20'0" x 12'0")

Having box bay window to front elevation, further window to side elevation, coved & textured ceiling, radiator, wall light points and television aerial connection point. Double doors through to the:

### DINING ROOM

3.35m x 3.35m (11'0" x 11'0")

(Currently used as a bedroom) Having bay window to front elevation, coved & textured ceiling and radiator.

### KITCHEN

3.96m x 3.35m (13'0" x 11'0")

Having windows & part glazed uPVC door to side elevation, coved ceiling and wood effect flooring. Re-fitted with a range of base & wall units with work surfaces & upstands comprising: composite sink with drainer & mixer tap inset to work surface, cupboard, space & plumbing for automatic washing machine and dishwasher under. Work surface return with cupboards under, cupboards over. Further work surface with space for tumble dryer under, space for american style fridge/freezer to side. Further work surface with inset induction hob, integrated electric oven, cupboard, drawers & oil fired boiler providing for both domestic hot water & heating under, cupboards & stainless steel cooker hood over, tall larder style unit to side.



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## MASTER BEDROOM

4.26m x 3.04m (14'0" x 10'0")

Having sliding patio doors to rear elevation & garden, coved & textured ceiling and radiator.

## EN-SUITE

Having window to side elevation, radiator, tiled walls, tile effect flooring and extractor. Fitted with a suite comprising: shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.

## BEDROOM TWO

3.99m x 3.04m (13'1" x 10'0")

Having window to rear elevation, coved ceiling & textured ceiling and radiator.

## BEDROOM THREE

3.35m x 2.43m (11'0" x 8'0")

Having window to side elevation, coved & textured ceiling and radiator.

## FAMILY BATHROOM

Having window to side elevation, coved ceiling, radiator, tiled walls, tiled floor and extractor. Fitted with a suite comprising: shaped bath with electric shower fitting & anti-splash screen over, close coupled WC and pedestal hand basin.



## EXTERIOR

To the front of the property there is a lawned garden. A driveway with turning area provides ample off-road parking and extends down the side of the property to gated access leading to the rear garden and the:

## DOUBLE GARAGE

5.60m x 5.09m (18'5" x 16'8")

Of brick & tile construction with two-up-and-over doors, window to side, light and power.

## REAR GARDEN

Being enclosed and having a paved patio area, shaped lawn with a paved footpath leading to a timber built outside entertaining space.

## THE PLOT

The property occupies a plot of approximately 0.15 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

## SERVICES

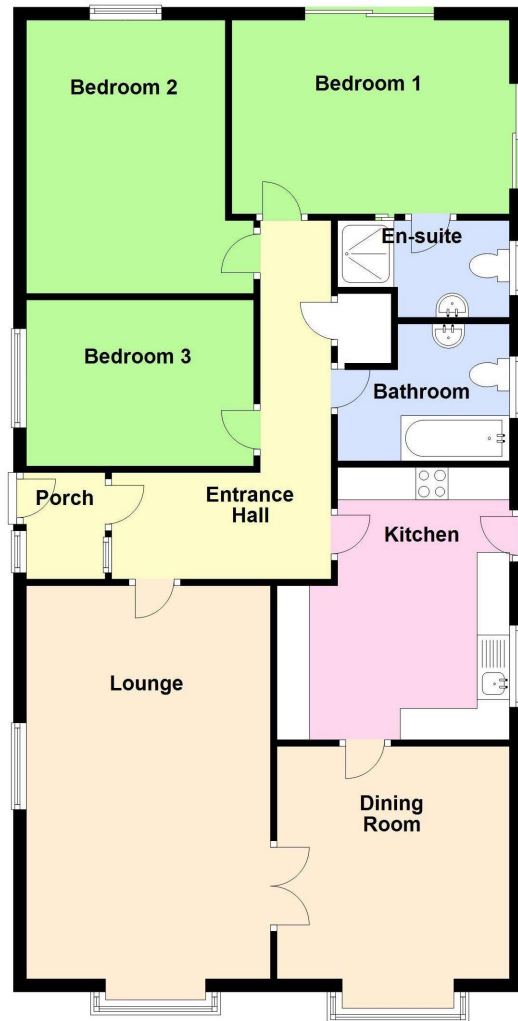
The property has mains electricity, water and drainage connected. Heating is via an oil fired boiler served by radiators and the property is double glazed. The current council tax is band C.

## VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.



## Floorplan



Total area: approx. 111.5 sq. metres (1200.0 sq. feet)



### 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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