



23 St. Marys Way, Old Leake, Boston, PE22 9ND

 3  1  3

Freehold

£195,000



## Key Features

- Detached house
- Three bedrooms
- Lounge, dining room & sun room
- Modern fitted kitchen
- Cloakroom & bathroom
- Off-road parking & garage
- Enclosed rear garden
- EPC rating D





A detached house in a popular cul-de-sac village location. Having well presented accommodation comprising: entrance hall, lounge, dining room, sun room, modern fitted kitchen and cloakroom to ground floor. Three bedrooms and bathroom to first floor. Outside the property has a block paved area providing ample off-road parking to the front, a garage and a low maintenance enclosed rear garden. The property benefits from oil fired central heating and double glazing. NO ONWARD CHAIN



### ACCOMMODATION

Part glazed front entrance door through to the:

### ENTRANCE HALL

Having radiator, door to garage and staircase rising to first floor.

### LOUNGE

4.43m x 3.53m (14'6" x 11'7")

Having bay window to front elevation, two radiators, wood effect flooring and television aerial connection point. Archway to the:

### DINING ROOM

2.96m x 2.44m (9'8" x 8'0")

Having radiator, wood effect flooring and french doors to the:

### SUN ROOM

3.59m x 3.36m (11'10" x 11'0")

Having windows to both sides & rear elevations, french doors to side elevation & garden and wood effect flooring.

### KITCHEN

4.00m x 2.93m (13'1" x 9'7")

(max) Having window & part glazed door to rear elevation, inset ceiling spotlights, radiator, wood effect flooring and understairs storage cupboard.

Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 composite sink with drainer & mixer tap inset to work surface, cupboards & drawers under, cupboards over.

Work surface return with inset electric hob, cupboards & drawers under, cupboards & extractor over. Further work surface with cupboard under, cupboard over and tall unit to side housing integrated electric oven & microwave with cupboards under & over. Further range of units with space for american style fridge/freezer.

### CLOAKROOM

Having window to side elevation, hand basin inset to vanity unit with cupboard under and WC with concealed cistern.

 **NEWTON FALLOWELL**





## FIRST FLOOR LANDING

Having radiator, access to roof space and built-in cupboard with hanging rail.

## BEDROOM ONE

3.65m x 2.65m (12'0" x 8'8")

Having window to front elevation and radiator.

## BEDROOM TWO

3.45m x 2.63m (11'4" x 8'7")

Having window to rear elevation and radiator.

## BEDROOM THREE

2.02m x 1.83m (6'7" x 6'0")

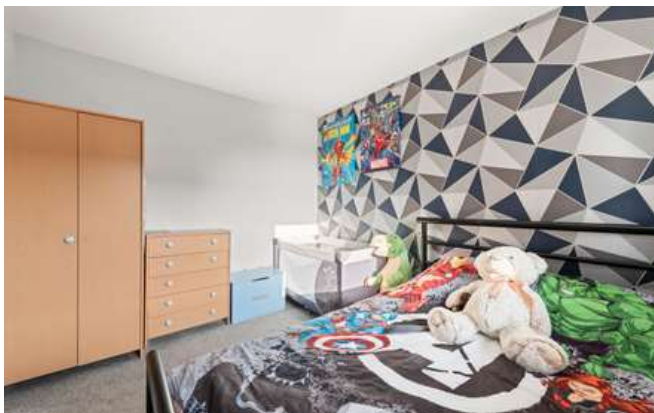
Having window to front elevation and radiator.



## BATHROOM

Having window to rear elevation, heated towel rail and tiled walls. Fitted with a white suite comprising: panelled bath with hand held shower attachment & anti-splash screen over, hand basin inset to vanity unit with cupboard under and WC with concealed cistern.

 **NEWTON FALLOWELL**



## EXTERIOR

To the front of the property there is a block paved area which provides off-road parking and leads to the:

## GARAGE

5.09m x 2.35m (16'8" x 7'8")

Having up-and-over door, light, power and oil fired boiler providing for both domestic hot water & heating.

## REAR GARDEN

Being enclosed and laid to artificial grass with a block paved patio area and oil storage tank.

## SERVICES

The property has mains electricity, water and drainage connected. Heating is via an oil fired boiler serving 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.

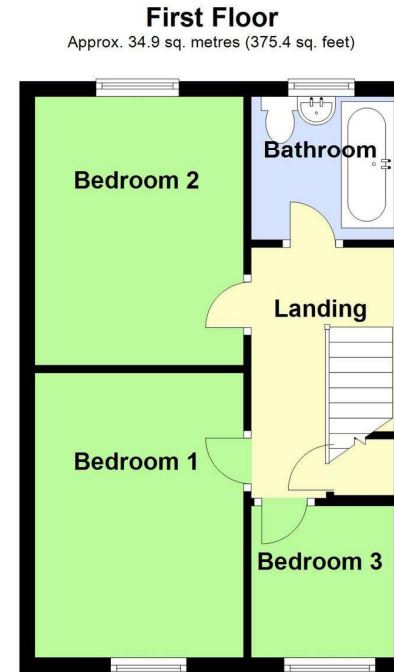
These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



 **NEWTON  
FALLOWELL**



# Floorplan



Total area: approx. 102.7 sq. metres (1105.8 sq. feet)



Newton Fallowell Boston (Sales)

01205 353100

boston@newtonfallowell.co.uk