



9 Summerfields, Old Leake, Boston, PE22 9HS



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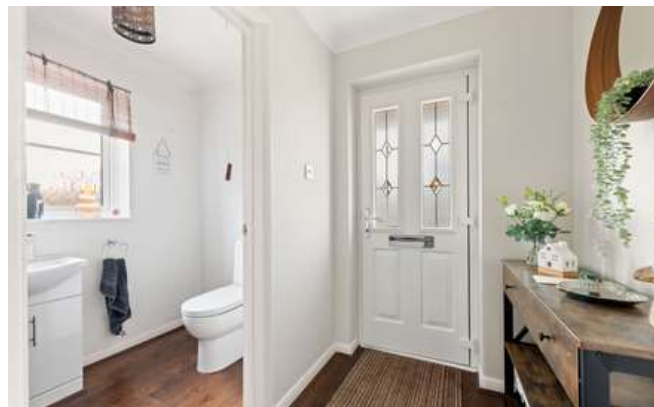
Freehold

£215,000



Key Features

- Detached house
- Three bedrooms
- Lounge, study & dining room
- Kitchen & utility
- Cloakroom & bathroom
- Ample off-road parking to front
- Enclosed rear garden
- EPC rating E





A detached house in a sought after cul-de-sac village location close to schools and local amenities. Having well presented accommodation comprising: entrance hall, cloakroom, lounge, study, kitchen, dining room and utility to ground floor. Three bedrooms and bathroom to first floor. Outside the property has ample off-road parking to the front and an enclosed garden to the rear.

ACCOMMODATION

Part glazed front entrance door through to the:

ENTRANCE HALL

Having coved ceiling, electric heater, smoke alarm, staircase rising to first floor and understairs storage cupboard.

CLOAKROOM

Having window to side elevation, coved ceiling, close coupled WC and hand basin inset to vanity unit with cupboard under.

LOUNGE

4.62m x 4.16m (15'2" x 13'7")

(max into bay) Having box bay window to front elevation, coved ceiling, electric heater, wood effect flooring and television aerial connection point. Opening to the:

STUDY

2.64m x 2.48m (8'8" x 8'1")

Having french doors to rear elevation, coved ceiling, electric heater and wood effect flooring.

KITCHEN

4.42m x 2.44m (14'6" x 8'0")

Having window & part glazed uPVC door to rear elevation, coved ceiling, electric heater and tiled floor. Fitted with a range of base & wall units with work surfaces & splashbacks comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboards, drawers & space for dishwasher under. Further work surface with space for electric cooker, cupboards & shelving under, cupboards, stainless steel cooker hood & open-ended shelving over. Further work surface with cupboards under, cupboards over and space for upright fridge/freezer to side. Opening to the:

DINING ROOM

3.41m x 2.47m (11'2" x 8'1")

Having bow window to front elevation, coved ceiling, electric heater and wood effect flooring.

UTILITY

2.48m x 1.48m (8'1" x 4'11")

Having window to rear elevation, coved ceiling, tiled floor, extractor, access to roof space, work surface with space & plumbing for automatic washing machine & tumble dryer under.



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FIRST FLOOR LANDING

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

BEDROOM ONE

3.96m x 3.40m (13'0" x 11'2")

Having two windows to rear elevation, coved ceiling and electric heater.

BEDROOM TWO

3.97m x 2.96m (13'0" x 9'8")

Having window to rear elevation, coved ceiling and electric heater.

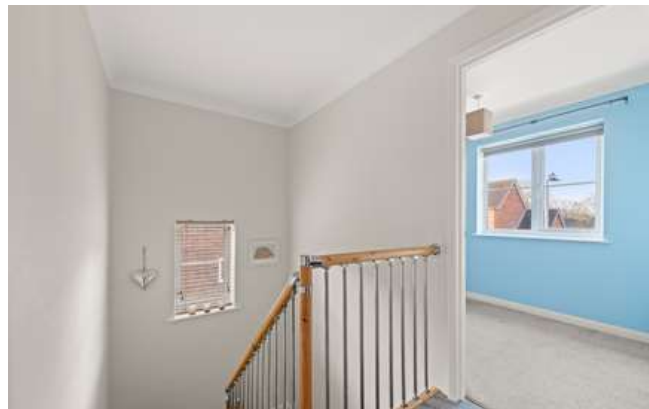
BEDROOM THREE

3.15m x 1.97m (10'4" x 6'6")

Having window to front elevation, coved ceiling and electric heater.

BATHROOM

Having window to rear elevation, coved ceiling, heated towel rail, tiled floor and extractor. Fitted with a suite comprising: panelled bath with shower fitting & anti-splash screen over, close coupled WC and hand basin with cupboard under.





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FALLOWELL**



EXTERIOR

To the front of the property there is a gravelled area which provides ample off-road parking.

REAR GARDEN

Being fully enclosed with side access. Laid to lawn with borders. Having a paved patio area & footpath and outside power point.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via electric heaters and the property is double glazed. The current council tax is band C. The property also has solar panels which are leased.

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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Floorplan

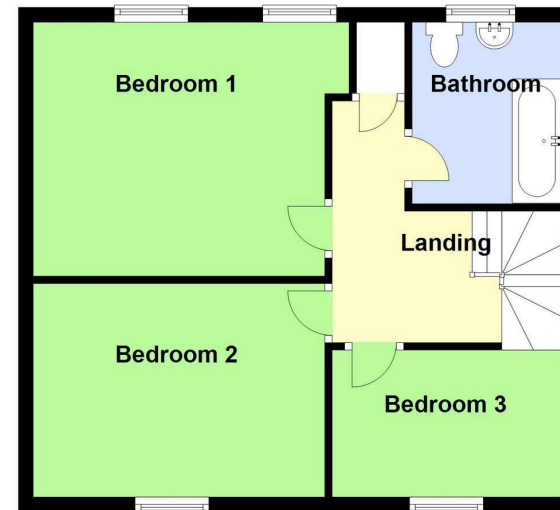
Ground Floor

Approx. 60.0 sq. metres (646.3 sq. feet)



First Floor

Approx. 46.5 sq. metres (500.5 sq. feet)



Total area: approx. 106.5 sq. metres (1146.9 sq. feet)



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