



Little Graceland, Commonside, Old Leake, Boston, PE22 9PR



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Freehold

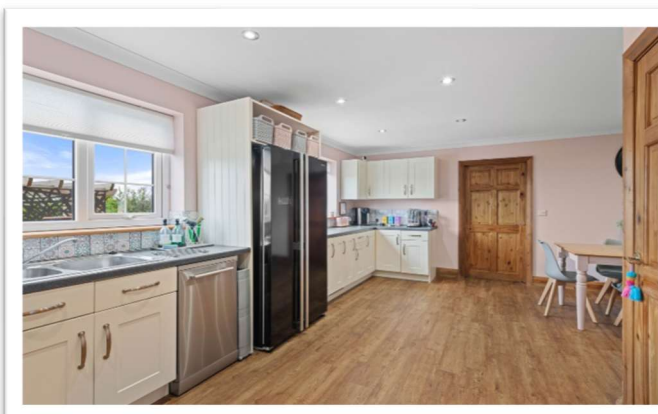
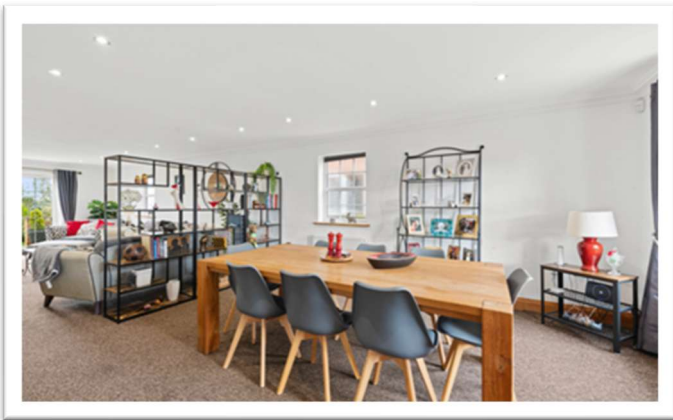
Offers in excess of £385,000



## Key Features

- Detached house
- Five bedrooms
- 38' lounge diner & 20' breakfast kitchen
- Utility & study
- Cloakroom, en-suite & bathroom
- Driveway & double garage
- Enclosed rear garden with barbeque cabin
- Plot approx. 0.18 acre (STS)
- EPC rating D





An impressive detached house on a plot of approximately 0.18 acre, subject to survey, with a far reaching view to the rear over open countryside and the Lincolnshire Wolds in the distance.

Having over 2,500 square feet of well presented accommodation comprising: entrance hall, 38' lounge/diner, 20' breakfast kitchen, utility room, cloakroom and study to ground floor. Galleried landing, master bedroom with en-suite & dressing room, four further bedrooms and re-fitted family bathroom to first floor.

Outside the property has an extensive driveway which provides ample off-road parking, a detached double garage and a good sized enclosed rear garden with a barbeque cabin. The property benefits from oil fired central heating and double glazing.

#### ACCOMMODATION

Part glazed front entrance door with side screens through to the:

#### ENTRANCE HALL

Having coved ceiling, radiator, Karndean flooring, alarm control panel, smoke alarm and staircase rising to first floor.

#### LOUNGE/DINER

3.94m x 11.68m (12'11" x 38'4")

Having two windows to front elevation, two windows to side elevation, french doors to rear elevation, coved ceiling with inset ceiling spotlights, three radiators, television aerial connection point and telephone connection point.

#### BREAKFAST KITCHEN

5.31m x 6.17m (17'5" x 20'2")

(max L-shaped) Having two windows to rear elevation, coved ceiling with inset ceiling spotlights, radiator, Karndean flooring and built-in cupboard. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 ¼ bowl stainless steel sink with drainer & mixer tap inset to work surface cupboards, drawers & wine rack under, cupboard over, space for American style fridge/freezer with cupboard over. Further work surface with cupboards & drawers under, cupboard over. Work surface return with cupboards under, cupboards over. Further work surface return with space for range style cooker, cupboards under, cupboards & stainless steel cooker hood over.



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#### UTILITY

2.03m x 2.39m (6'8" x 7'10")

Having window & part glazed door to side elevation, coved ceiling, radiator, space & plumbing for automatic washing machine, wall units and oil fired boiler providing for both domestic hot water and heating.

#### CLOAKROOM

Having coved ceiling, radiator, extractor fan, close coupled WC and wash hand basin inset to vanity unit with cupboard under.

#### STUDY

3.33m x 6.17m (10'11" x 20'2")

Having two windows to front elevation, window to side elevation, coved ceiling, two radiators and laminate flooring.





### GALLERIED FIRST FLOOR LANDING

Having window to front elevation, coved ceiling, radiator, smoke alarm and access to roof space.

### MASTER BEDROOM

3.35m x 5.33m (11'0" x 17'6")

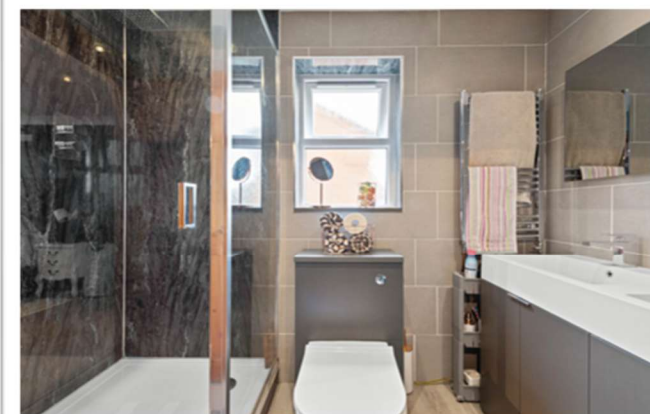
Having two windows to front elevation, coved ceiling, radiator, Karndean flooring, television aerial connection point and telephone connection point.

### EN-SUITE

Having window to side elevation, heated towel rail, Karndean flooring, tiled walls and extractor fan. Fitted with a suite comprising: shower enclosure with mermaid board splashback & power shower fitting, WC with concealed cistern and two wash hand basins inset to vanity unit with cupboards under.

### DRESSING ROOM

Having Karndean flooring, shelving and hanging rail.

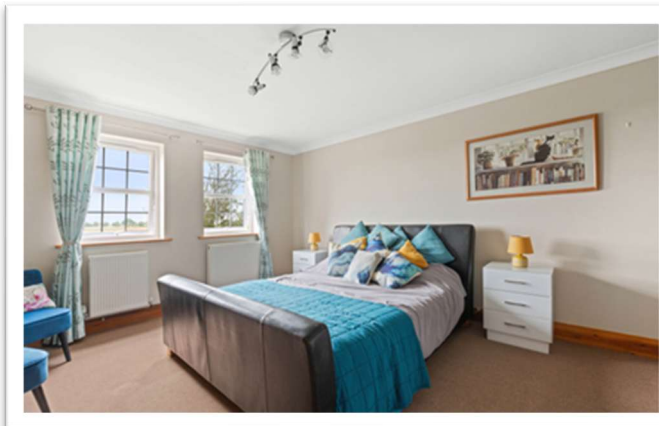


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### BEDROOM TWO

3.94m x 4.78m (12'11" x 15'8")

Having two windows to rear elevation, coved ceiling, two radiators and television aerial connection point.



### BEDROOM THREE

3.28m x 3.94m (10'10" x 12'11")

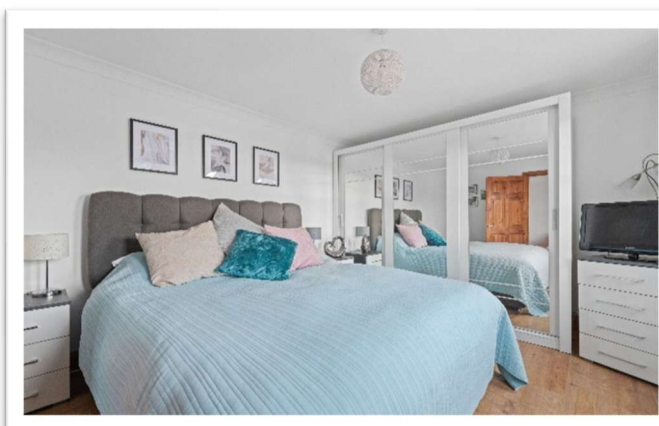
Having two windows to front elevation, coved ceiling, radiator, laminate flooring and television aerial connection point.



### BEDROOM FOUR

3.33m x 3.94m (10'11" x 12'11")

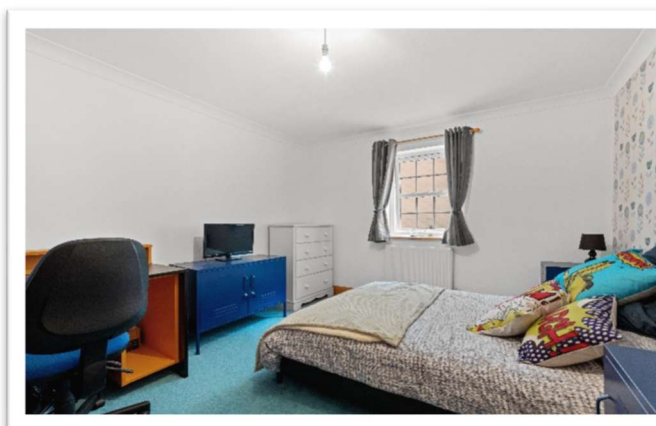
Having window to side elevation, coved ceiling, radiator and television aerial connection point.



### BEDROOM FIVE

2.57m x 2.74m (8'5" x 9'0")

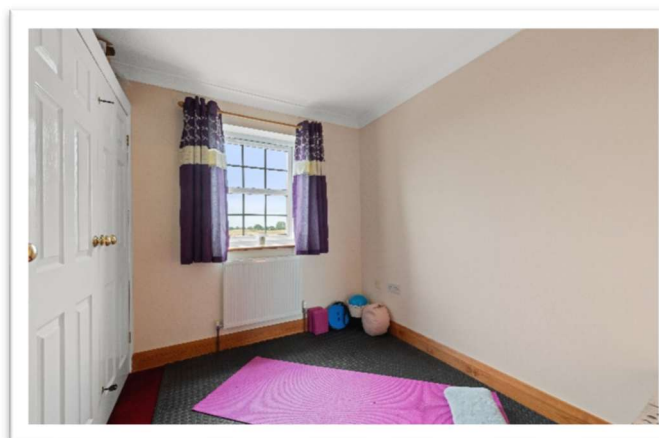
(max into cupboards) Having window to rear elevation, coved ceiling, radiator, television aerial connection point and built-in cupboards to one wall.



### BATHROOM

3.33m x 3.63m (10'11" x 11'11")

Having window to rear elevation, coved ceiling with inset ceiling spotlights, heated towel rail, tiled floor with underfloor heating, majority tiled walls, extractor fan and walk-in airing cupboard housing hot water cylinder. Re-fitted with a suite comprising: panelled bath with mixer tap & hand held shower attachment, double shower enclosure with power shower & hand held fittings, WC with concealed cistern and wash hand basin inset to vanity unit with cupboards under.





## EXTERIOR

A pair of remote controlled electric gates open on to an extensive driveway which provides ample off-road parking and leads to the:

## DOUBLE GARAGE

5.82m x 5.33m (19'1" x 17'6")

Having two up-and-over doors, side service door, light and power.

## REAR GARDEN

Being enclosed with side access. Having a large paved patio area enclosed by a brick wall with steps down to a lawn with borders retained by railway sleepers. There is also a further paved seating area with pergola over.

## BARBEQUE CABIN

3.26m x 3.77m (10'8" x 12'5")

Made by Arctic Cabins and of Arctic pine timber construction with a shingle roof. Having three double glazed windows, adaptable benches and central grill unit with removable knee trays, grill and adjustable hood. To the side of the cabin there is a paved seating area.

## THE PLOT

The property occupies a plot of approximately 0.18 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

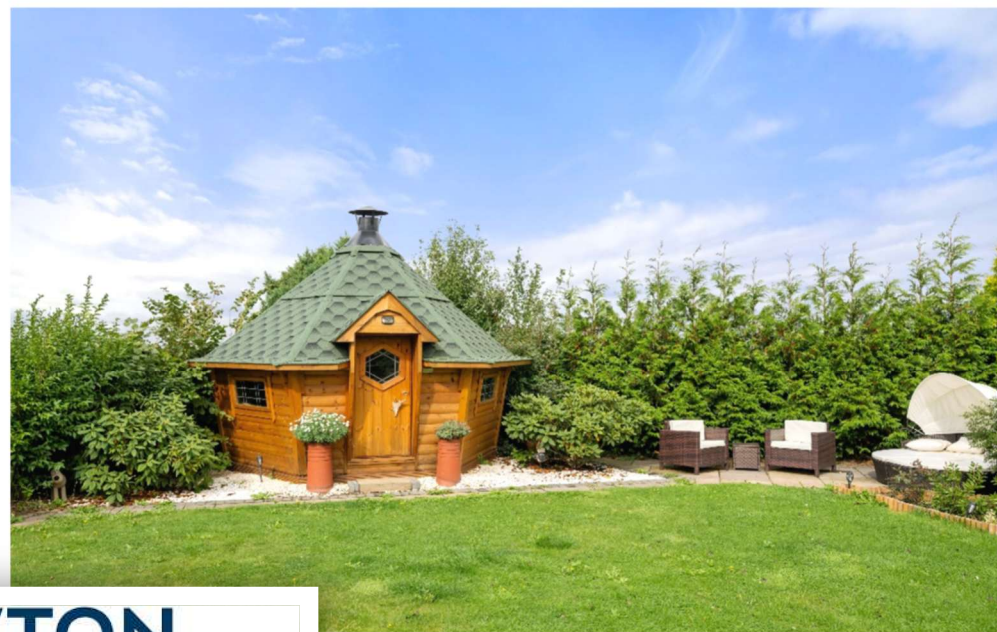
The property has mains electricity, water and drainage connected. Heating is via an oil fired boiler served by radiators and the property is double glazed. The current council tax is band E.

## VIEWING

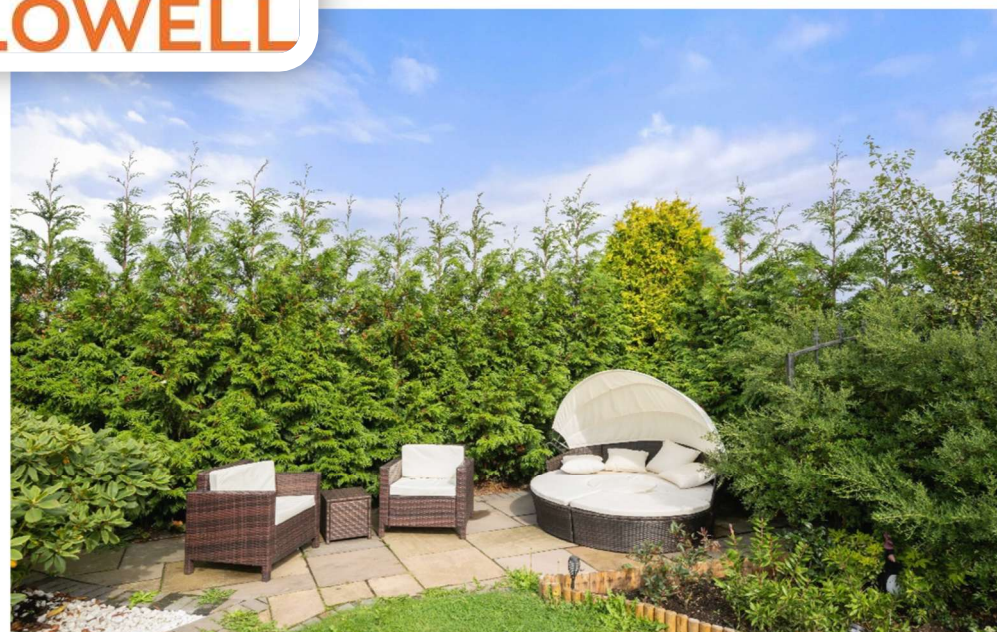
By appointment with Newton Fallowell - telephone 01205 353100.





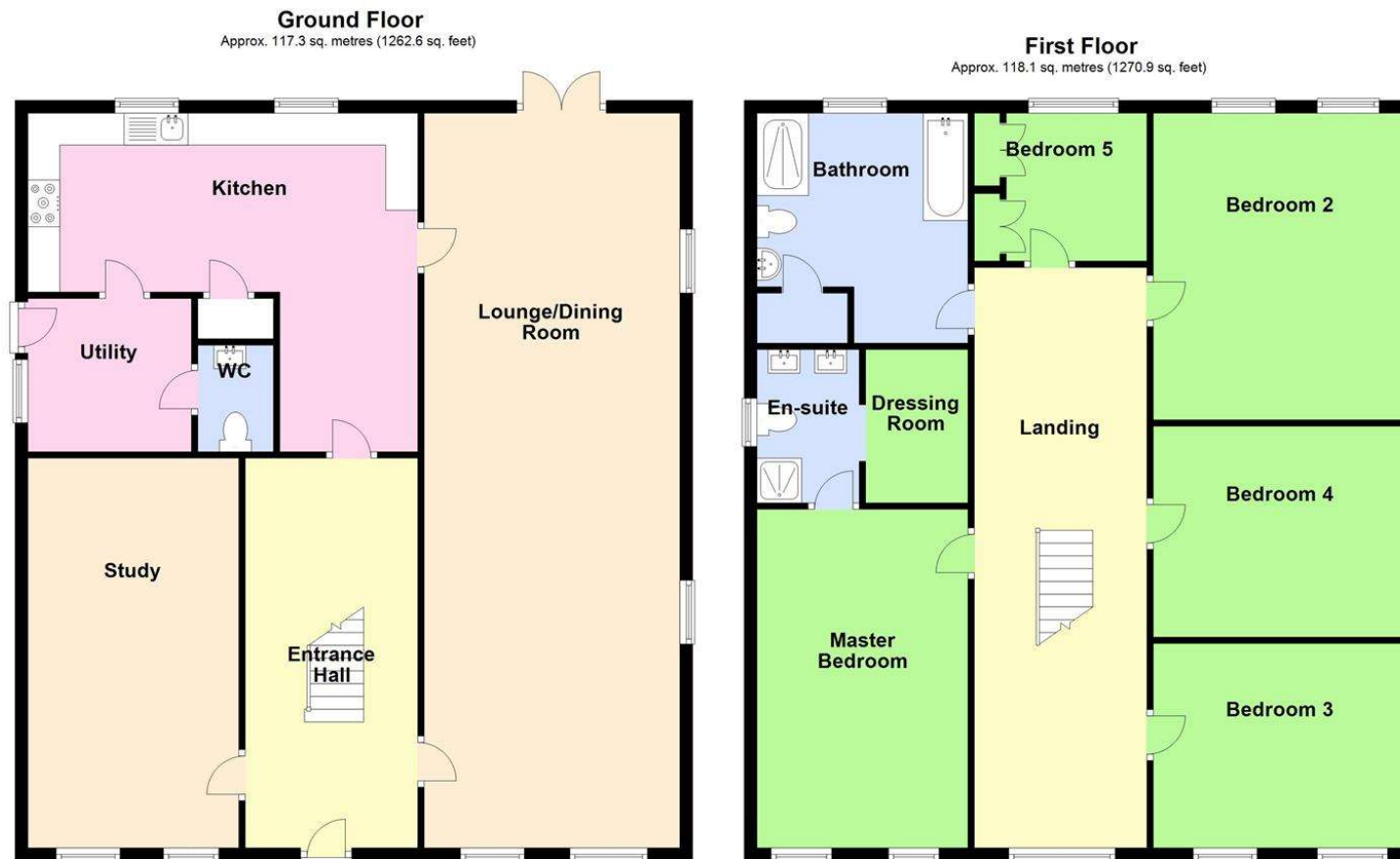


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# Floorplan



Total area: approx. 235.4 sq. metres (2533.5 sq. feet)



Newton Fallowell Boston (Sales)

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## 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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