



The Nook, Pode Lane, Old Leake, Boston, PE22 9NF





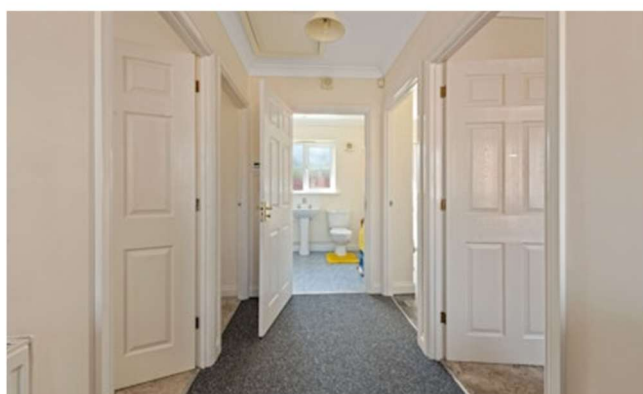
Freehold

£159,950



## Key Features

- Detached bungalow
- Two bedrooms
- Lounge & dining kitchen
- Shower room
- Off-road parking to front
- Enclosed low maintenance rear garden
- EPC rating C





A detached bungalow in a village location. Having accommodation comprising: entrance hall, lounge, dining kitchen, two bedrooms and shower room. Outside the property has off-road parking to the front and an enclosed low maintenance garden to the rear. The property benefits from oil fired central heating and double glazing.

#### ACCOMMODATION

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

#### ENTRANCE HALL

Having coved ceiling, radiator and access to roof space.

#### LOUNGE

3.63m x 3.43m (11'11" x 11'4")

Having window to front elevation, coved ceiling and radiator.

#### DINING KITCHEN

3.15m x 3.02m (10'4" x 9'11")

Having window & part glazed door to rear elevation, coved ceiling with inset ceiling spotlights, radiator and tile effect flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboard, space & plumbing for automatic washing machine under.

Work surface return with space for electric cooker, cupboard & drawers under, cupboards & stainless steel cooker hood over, space for upright fridge/freezer to one side.

#### BEDROOM ONE

3.07m x 2.92m (10'1" x 9'7")

Having window to front elevation, coved ceiling and radiator.

#### BEDROOM TWO

3.02m x 2.57m (9'11" x 8'5")

Having window to rear elevation, coved ceiling and radiator.

#### SHOWER ROOM

Having window to rear elevation, coved ceiling with inset ceiling spotlights, radiator, tiled floor, extractor and shaver point. Fitted with a suite comprising: fully tiled shower enclosure with electric shower fitting, close coupled WC and pedestal hand basin.





### EXTERIOR

To the front of the property there is a block paved area which provides off-road parking. Gated access to the:

### REAR GARDEN

Being enclosed and paved for ease of maintenance with a garden shed, greenhouse and oil storage tank.

### 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 A.

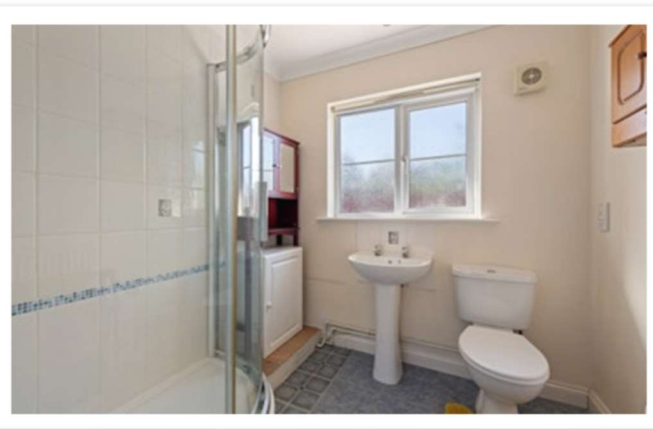
### VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

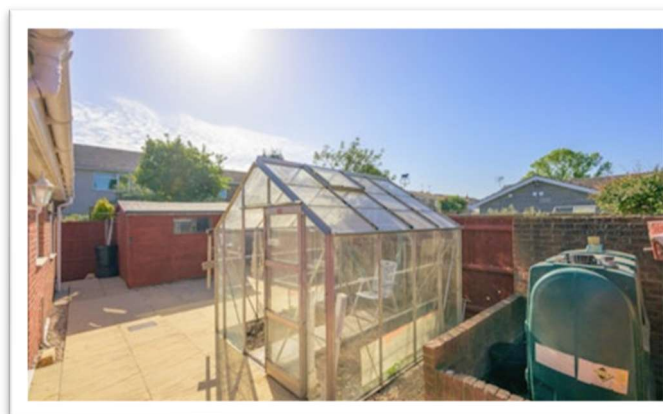
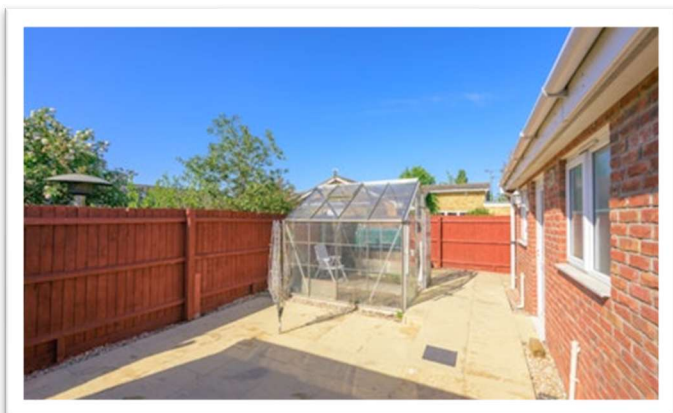
### AGENT'S NOTES

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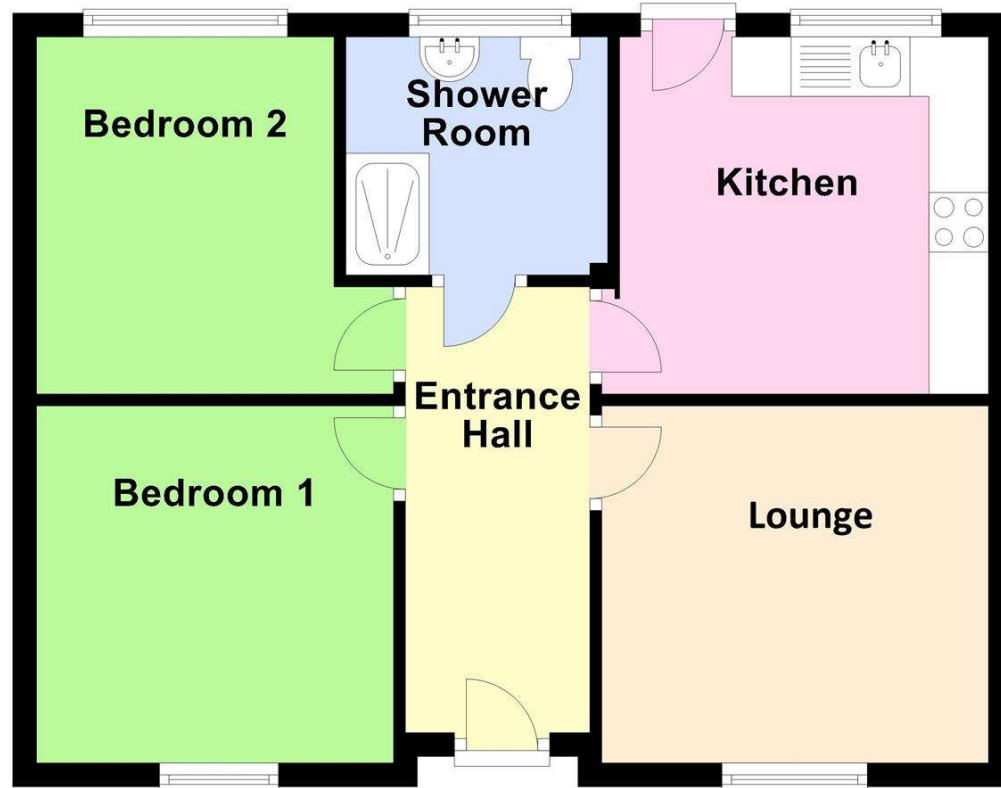




## Floorplan

### Ground Floor

Approx. 50.5 sq. metres (544.0 sq. feet)



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