



6 Lime Walk, Old Leake, Boston, PE22 9GB

 3  2  1

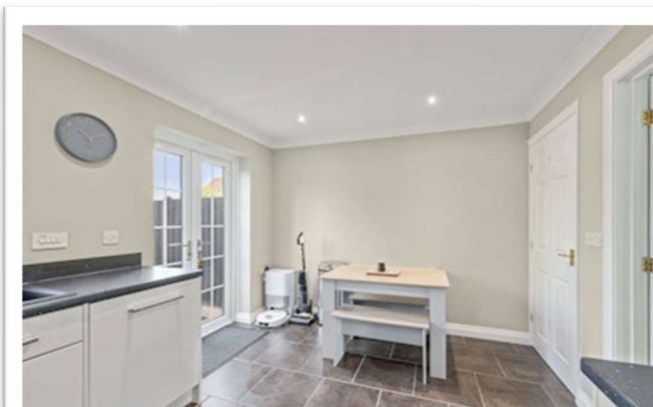
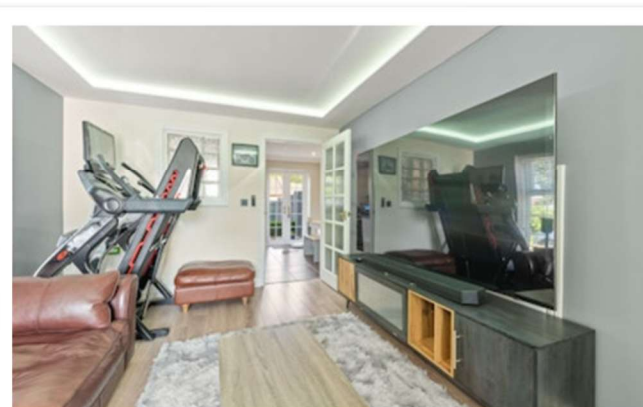
Freehold

£189,950



Key Features

- End terrace three storey town house
- Three bedrooms
- Lounge & dining kitchen
- Cloakroom, en-suite & bathroom
- Garage with area of land to side
- Enclosed rear garden
- EPC rating TBC





A modern three storey end of terrace town house set in the popular village of Old Leake convenient for schools and amenities. Having well presented accommodation comprising: entrance hall, lounge, dining kitchen and cloakroom to ground floor. Two bedrooms and bathroom with separate shower to first floor. Master bedroom with en-suite to second floor. Outside the property has an enclosed rear garden, a garage with parking to front and further area of land to side.

ACCOMMODATION

Part glazed front entrance door through to the:



ENTRANCE HALL

Having staircase rising to first floor.

LOUNGE

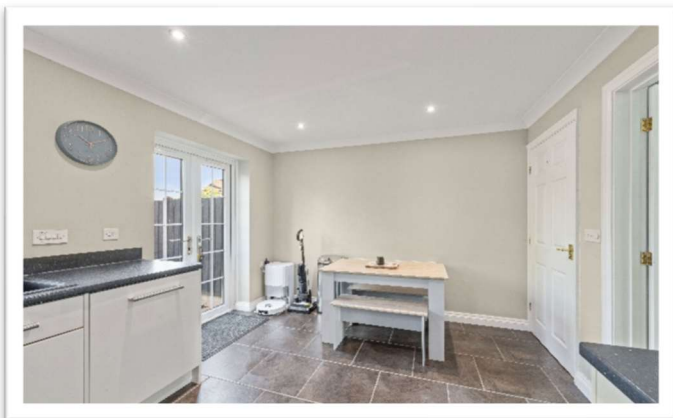
5.23m x 3.18m (17'2" x 10'5")

Having windows to front & side elevations, internal window overlooking the dining kitchen, feature ceiling with recessed LED lighting with different light/mood settings, electric heater, laminate flooring and understairs storage cupboard.

DINING KITCHEN

4.22m x 3m (13'10" x 9'10")

Having window & french doors to rear elevation, coved ceiling with inset ceiling spotlights, electric heater and tiled floor. Fitted with a range of base & wall units with work surfaces & upstands comprising: 1 1/4 bowl composite sink with drainer & mixer tap incorporating instant boiling water tap inset to work surface, cupboard, integrated dishwasher, space & plumbing for automatic washing machine under. Work surface return with inset electric hob, integrated electric oven, cupboards & drawers under, cupboards & stainless steel cooker hood over. Further work surface return with integrated fridge and freezer under.



CLOAKROOM

Having coved ceiling, heated towel rail, tiled floor, close coupled WC and wall mounted hand basin with tiled splashback.

 **NEWTONFALLOWELL**





FIRST FLOOR LANDING

Having coved ceiling, built-in airing cupboard and door to staircase rising to second floor with window to front elevation.

BEDROOM TWO

3.53m x 3m (11'7" x 9'10")

Having two windows to rear elevation, coved ceiling, electric heater and built-in wardrobes.

BEDROOM THREE

3m x 2.16m (9'10" x 7'1")

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

BATHROOM

Having window to side elevation, coved ceiling with inset ceiling spotlights, heated towel rail, tiled floor, extractor and shaver point. Fitted with a suite comprising: shower enclosure with mixer shower fitting, panelled bath with tiled splashback, close coupled WC and pedestal hand basin with tiled splashback.

 **NEWTONFALLOWELL**



SECOND FLOOR LANDING

Opening to the:

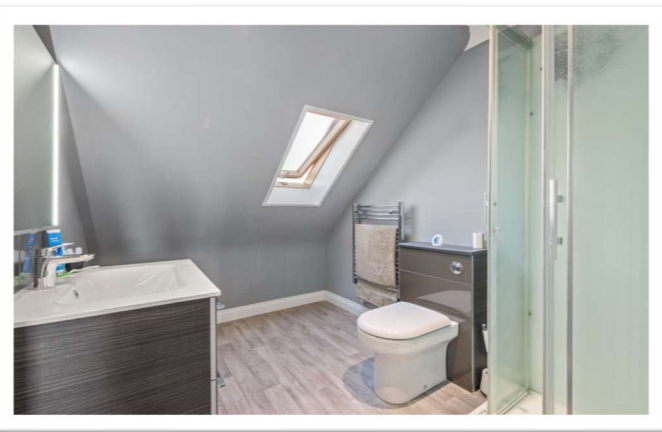
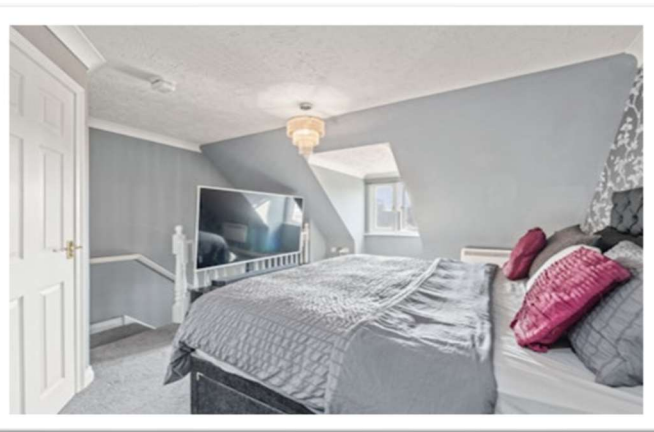
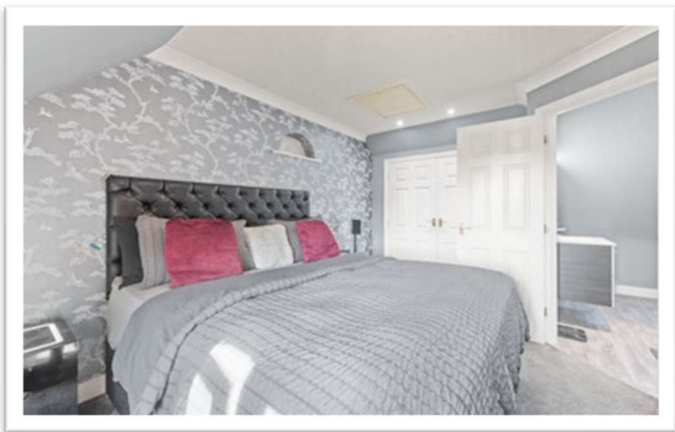
MASTER BEDROOM

5.21m x 4.22m (17'1" x 13'10")

Having dormer style window to front elevation, coved ceiling, electric heater, access to roof space and built-in wardrobes.

EN-SUITE

Having window to rear elevation, heated towel rail, wood effect flooring, shower enclosure with mixer shower fitting, WC with concealed cistern and hand basin inset to vanity unit with drawers under and heated mirror with light over.



EXTERIOR

To the front of the property there is a lawned garden with a footpath leading to the front entrance door.

GARAGE

To the side of the property and having an up-and-over door and parking to front.

The property also has a further triangular piece of land that sits adjacent to the garage which is enclosed by fencing and laid to lawn.

REAR GARDEN

Being enclosed and laid to lawn with a paved patio and having hot & cold water taps.

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 B.

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.



 **NEWTONFALLOWELL**



Floorplan



AGENT'S NOTES

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.

Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.



Newton Fallowell Boston (Sales)

01205 353100

boston@newtonfallowell.co.uk