



6 Hadwick Mews, Church Road, Old Leake, Boston, PE22 9LZ



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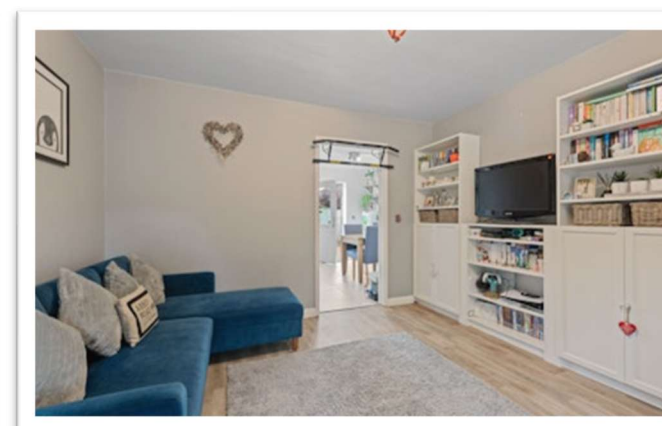
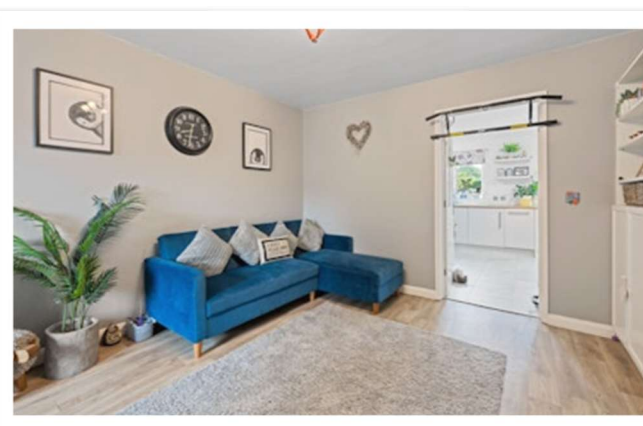
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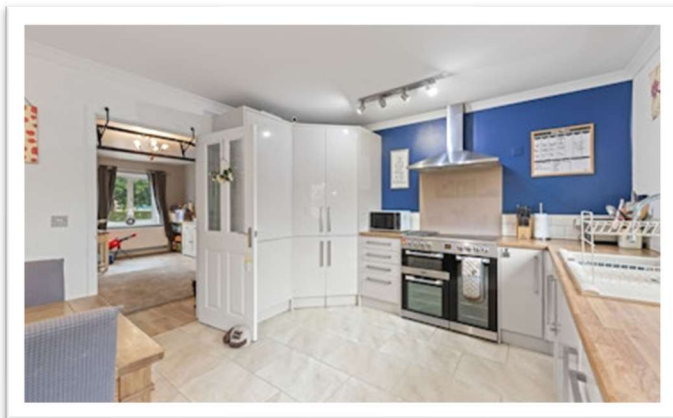
£174,950



Key Features

- Semi-detached house
- Three bedrooms
- Lounge & dining kitchen
- Cloakroom & shower room
- Driveway providing off-road parking
- Enclosed rear garden
- Air source heat pump & solar panels
- NO CHAIN
- EPC rating B





A semi-detached house in a village location with easy access to the A52 and within walking distance to Old Leake Primary School. Having well presented accommodation comprising: entrance hall, cloakroom, lounge and dining kitchen to ground floor. Three bedrooms and shower room to first floor. Outside the property has ample off-road parking to the front and an enclosed garden to the rear. The property benefits from an air source heat pump, solar panels and double glazing. NO CHAIN

ACCOMMODATION

Part glazed front entrance door with canopy over through to the:

ENTRANCE HALL

Having radiator and staircase rising to first floor.

CLOAKROOM

Having radiator, extractor, close coupled WC and pedestal hand basin.

LOUNGE

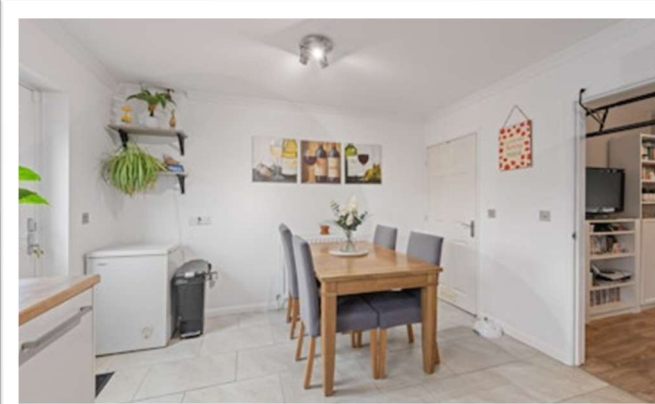
5.13m x 3.54m (16'10" x 11'7")

(max) Having window to front elevation, radiator and wood effect flooring.

DINING KITCHEN

4.54m x 3.59m (14'11" x 11'10")

Having window & part glazed door to rear elevation, coved ceiling, radiator, tiled floor and understairs storage cupboard. Fitted with a range of units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl sink & drainer, cupboards, integrated automatic washing machine & integrated dishwasher under. Work surface return with range style cooker, cupboard & drawers under, stainless steel cooker hood over. Range of tall units to side incorporating integrated fridge & freezer.



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FIRST FLOOR LANDING

Having window to side elevation, radiator and access to roof space.

BEDROOM ONE

4.24m x 2.49m (13'11" x 8'2")

Having window to front elevation and radiator.

BEDROOM TWO

4.52m x 2.12m (14'10" x 7'0")

Having window to rear elevation and radiator.

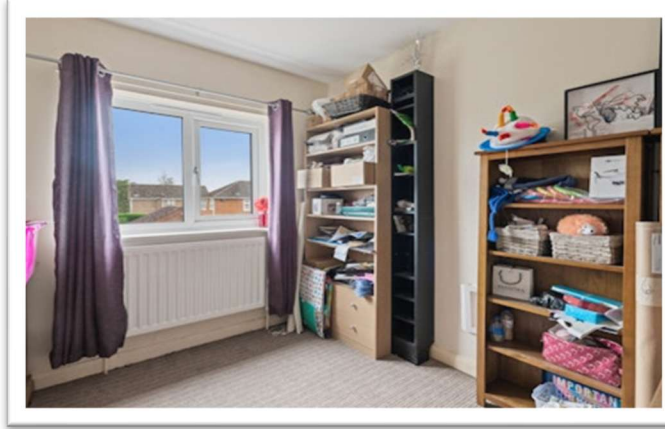
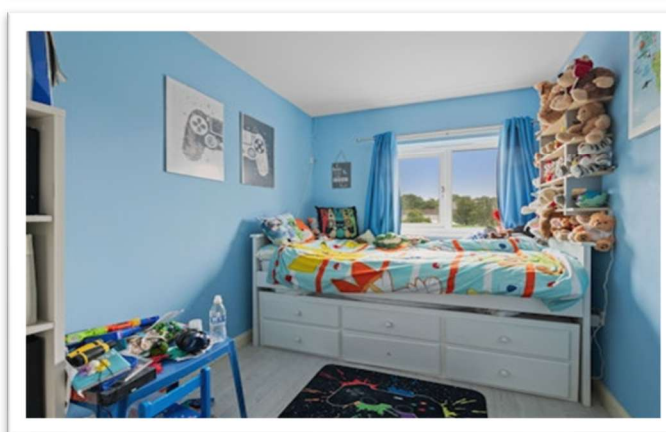
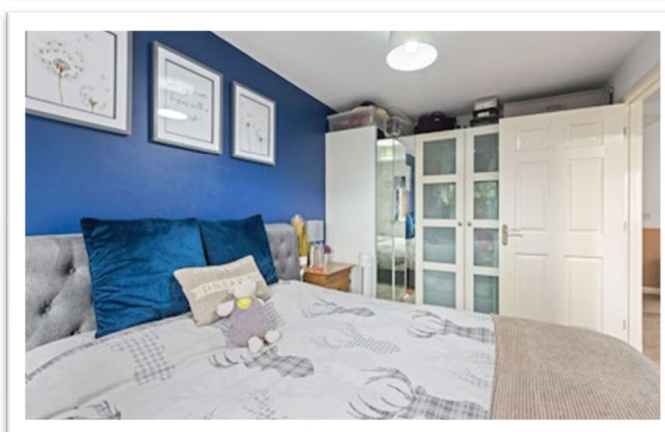
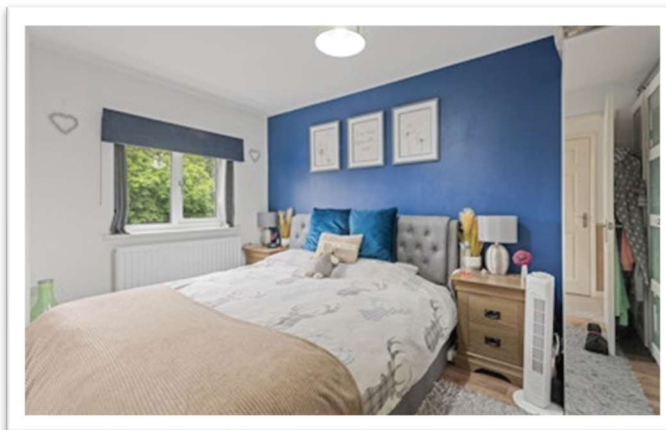
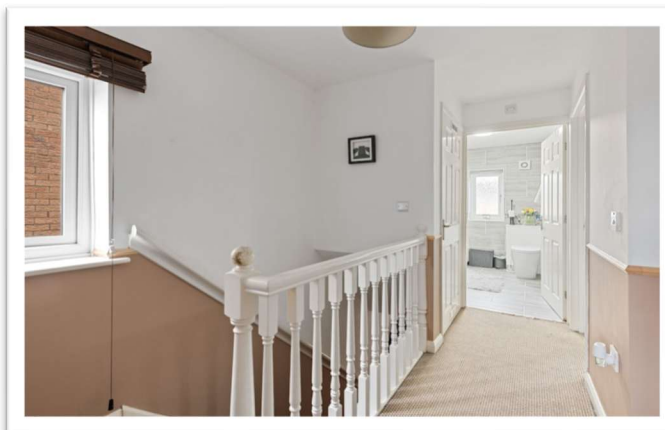
BEDROOM THREE

2.67m x 2.32m (8'10" x 7'7")

Having window to rear elevation and radiator.

SHOWER ROOM

Having window to front elevation, radiator, wood effect flooring, fully tiled shower enclosure with mixer shower fitting, hand basin inset to vanity unit with drawers under and WC with concealed cistern.



EXTERIOR

To the front of the property there is a gravelled driveway which provides off-road parking. The property has an electric vehicle charging point and there is gated access to the:

REAR GARDEN

Being enclosed and having a gravelled area with Gated access to a lawned garden beyond with a garden shed.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via an air source heat pump serving radiators and the property is double glazed. The current council tax is band B. The property also has 16 solar panels which are owned and have a 5kw battery.

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

AGENT'S NOTES

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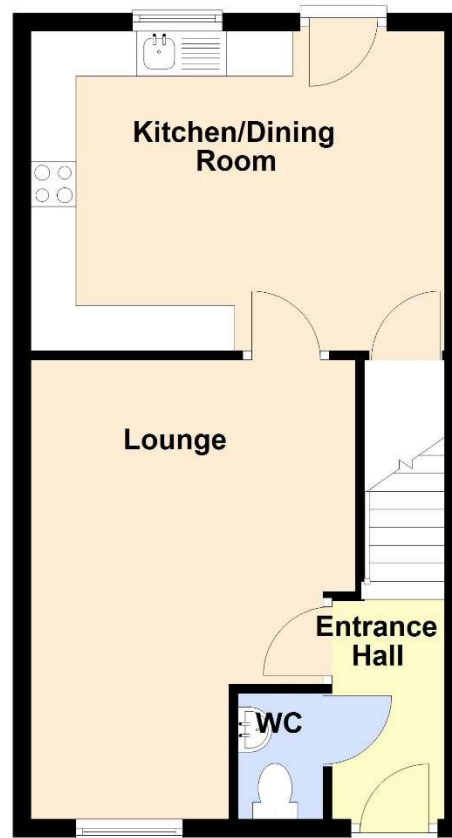
Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.



Floorplan

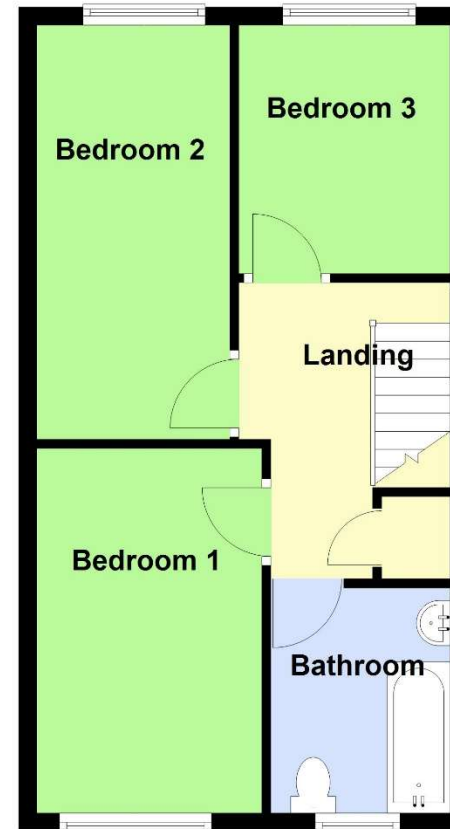
Ground Floor

Approx. 33.0 sq. metres (355.6 sq. feet)



First Floor

Approx. 40.2 sq. metres (432.7 sq. feet)



Total area: approx. 73.2 sq. metres (788.2 sq. feet)



Newton Fallowell Boston (Sales)

01205 353100

boston@newtonfallowell.co.uk