



5 Laceys Drive, Leverton, Boston, PE22 0BA

 2  1  2

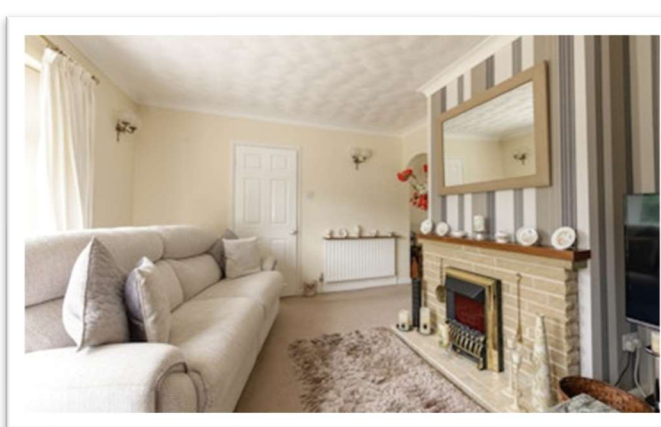
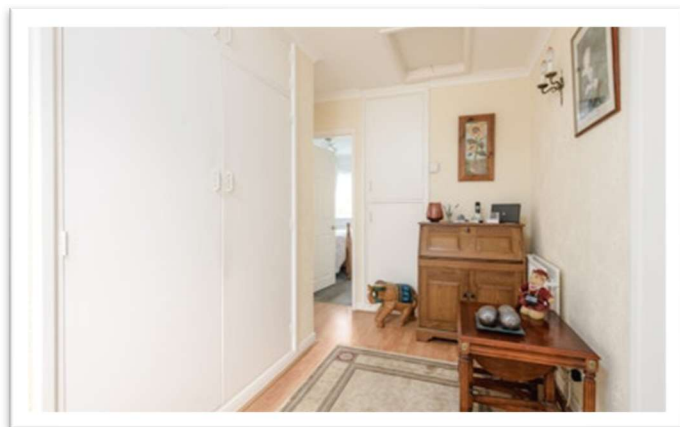
Freehold

£190,000



Key Features

- Detached bungalow
- Two bedrooms
- Lounge, dining room & sun room
- Kitchen, shower room & separate WC
- Driveway, garage & car port
- Enclosed rear garden
- EPC rating D





A detached bungalow set in the sought-after village of Leverton, offering excellent access to both Boston and Skegness. The spacious accommodation includes an entrance hall, comfortable lounge, formal dining room, bright sun room, fitted kitchen, two bedrooms, shower room and separate WC.

Outside, the property enjoys a front garden, driveway with ample off-road parking, car port, garage and a fully enclosed rear garden ideal for relaxation or entertaining. Additional benefits include oil-fired central heating and double glazing throughout.



ACCOMMODATION

Part glazed entrance door through to the:

ENTRANCE HALL

Having coved ceiling, radiator, laminate flooring, access to roof space, fitted double storage cupboard and airing cupboard housing hot water cylinder with shelving.

LOUNGE

5.32m x 3.47m (17'6" x 11'5")

Having bow window, coved ceiling, two radiators and brick-built fireplace with inset electric fire. Archway to the:

DINING ROOM

3.25m x 2.86m (10'8" x 9'5")

Having coved ceiling, radiator and laminate flooring. Sliding doors to the:

SUN ROOM

3.4m x 3.29m (11'2" x 10'10")

Having insulated roof, windows to side & rear elevations, french doors to side, radiator and television aerial connection point.

KITCHEN

3.26m x 3.26m (10'8" x 10'8")

Having window to rear elevation, coved ceiling, tiled floor and oil fired boiler providing for both domestic hot water & heating. Fitted with a range of base & wall units with work surfaces & tiled splashbacks incorporating: stainless steel sink & drainer, space & plumbing for automatic washing machine & dishwasher, electric hob with extractor over and integrated electric oven.



BEDROOM ONE

3.29m x 2.65m (10'10" x 8'8")

Having window to rear elevation, coved ceiling, radiator and built-in wardrobes to one wall.

BEDROOM TWO

2.98m x 2.67m (9'10" x 8'10")

Having window to front elevation, coved ceiling and radiator.

SHOWER ROOM

Having window to side elevation, heated towel rail, tiled floor, tiled splashbacks, walk-in shower enclosure with electric shower fitting, hand basin inset to vanity unit and WC with concealed cistern.

SEPARATE WC

Having window to side elevation, laminate flooring, close coupled WC and wall mounted hand basin.

NEWTON
FALLOWELL



EXTERIOR

To the front of the property there is a lawned garden. A driveway provides off-road parking which extends to the side to a car port and the:

GARAGE

5.2m x 2.53m (17'1" x 8'4")

Having up-and-over door, window to rear, light & power.

REAR GARDEN

Being enclosed with a gate onto the part to the rear. Having a paved patio, lawn with borders, garden shed, outside tap and oil storage tank.

SERVICES

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

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

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.





 **NEWTONFALLOWELL**

Floorplan



Total area: approx. 92.7 sq. metres (997.4 sq. feet)



 **NEWTONFALLOWELL**

Newton Fallowell Boston (Sales)

01205 353100

boston@newtonfallowell.co.uk