



16 Laceys Lane, Leverton, Boston, PE22 0BD

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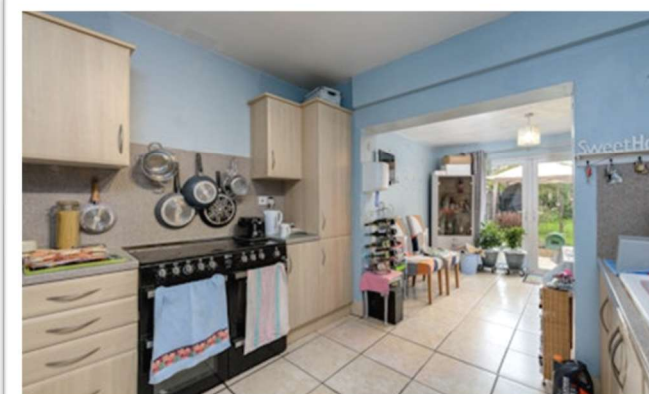
Freehold

£175,000



Key Features

- Semi-detached house
- Three bedrooms
- Lounge & dining kitchen
- Wet room
- Off-road parking to front
- Good size enclosed rear garden
- EPC rating D





Nestled in a quiet village location, this semi-detached house offers spacious and versatile living accommodation, ideal for families or those seeking a tranquil lifestyle. The ground floor comprises an entrance hall, a bright and comfortable lounge, a generously sized dining kitchen perfect for modern family living, a convenient hall with access to a stylish wet room and a practical side entrance porch.

Upstairs, the property boasts three well-proportioned bedrooms, offering ample space for rest and relaxation.

Outside, the home benefits from excellent off-road parking to the front, while to the rear lies a good-sized enclosed garden, a perfect space for outdoor entertaining, children's play or simply enjoying the peace and privacy of village life.

This property combines rural charm with everyday convenience, making it an ideal choice for a variety of buyers.



ACCOMMODATION

Part glazed front entrance door through to the:

ENTRANCE HALL

Having staircase rising to first floor.

LOUNGE

4.57m x 4.11m (15'0" x 13'6")

Having window to front elevation, radiator and fireplace with inset multi-fuel burner which provides for both domestic hot water & heating.

DINING KITCHEN

5.97m x 4.75m (19'7" x 15'7")

Forming two areas comprising:

KITCHEN AREA

Having electric heated towel rail and tiled floor. Fitted with a range of base & wall units with splashbacks comprising: 1 1/4 bowl sink with drainer & mixer tap inset to work surface, cupboards under. Work surface return with cupboards & drawers under, cupboards over. Further work surface return with space for range style cooker, cupboard & drawers under, cupboards over and larder style unit to side. Opening to the:

DINING AREA

Having window & french doors to rear elevation, radiator and tiled floor.

HALL

Having understairs storage cupboard with window to side elevation.



SIDE ENTRANCE PORCH

Having windows & part glazed door to side elevation, windows to front & rear elevations and space for tumble dryer.

WET ROOM

Having window overlooking the dining room, tiled walls, extractor, waterproof flooring, electric shower fitting, close coupled WC and pedestal hand basin.

FIRST FLOOR LANDING

Having window to side elevation.

BEDROOM ONE

5.18m x 3.17m (17'0" x 10'5")

Having two windows to front elevation, radiator and cast iron fireplace.

BEDROOM TWO

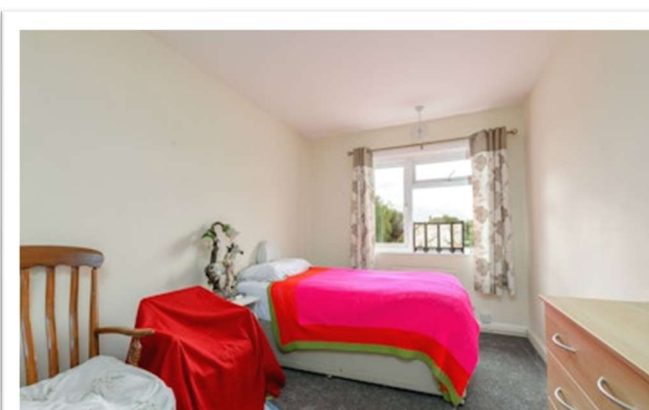
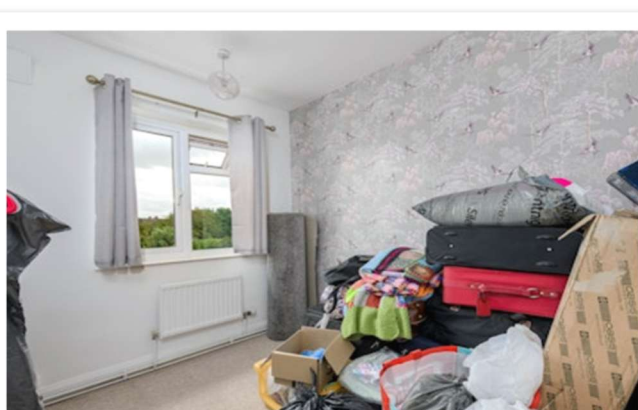
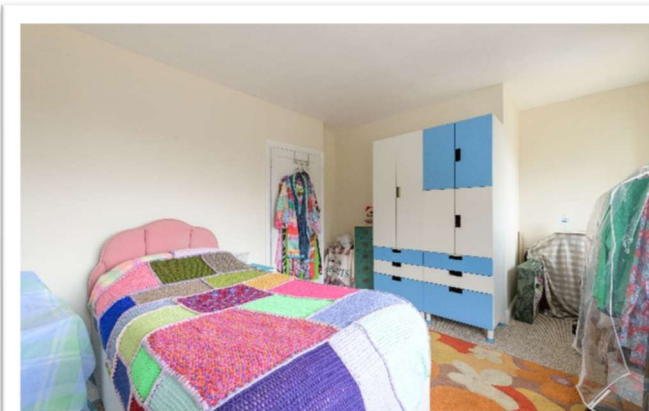
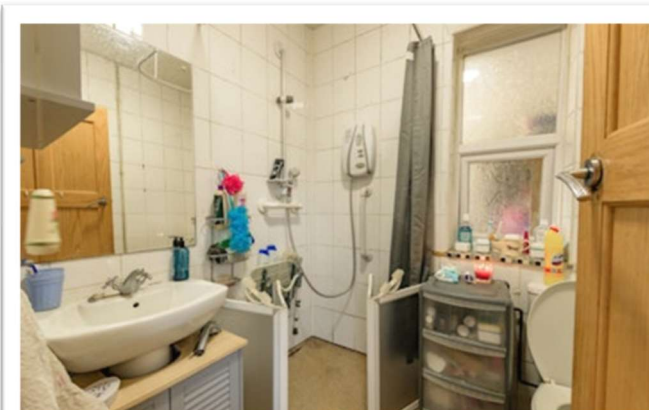
4.27m x 2.64m (14'0" x 8'8")

Having window to rear elevation and radiator.

BEDROOM THREE

3.15m x 2.44m (10'4" x 8'0")

Having window to rear elevation and radiator.



EXTERIOR

To the front of the property there is a large gravelled area which provides ample off-road parking and has a double electric socket.

Gated access to the:

REAR GARDEN

Being enclosed and laid to lawn with borders. Having a paved patio area, garden shed with power and gravelled area to the far rear.



Floorplan

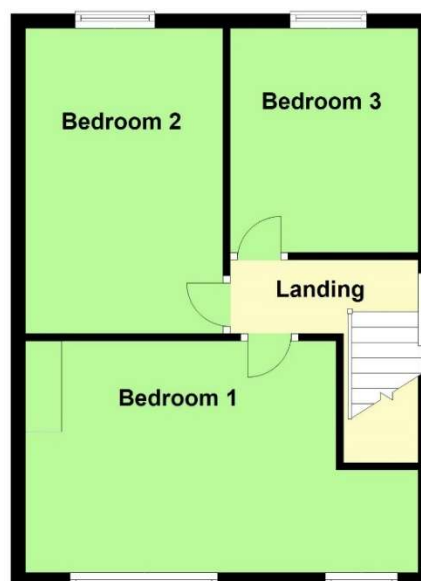
Ground Floor

Approx. 59.1 sq. metres (635.6 sq. feet)



First Floor

Approx. 40.8 sq. metres (439.5 sq. feet)



Total area: approx. 99.9 sq. metres (1075.2 sq. feet)

THE PLOT

The property occupies a plot of approximately 0.13 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 a multi-fuel burner serving 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

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.

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