



42 St Marys Way, Old Leake, Boston, PE22 9ND



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Freehold

£129,950



## Key Features

- Semi-detached house
- Two bedrooms
- Lounge, kitchen & bathroom
- Off-road parking & front garden
- Enclosed rear garden
- Cul-de-sac village location
- Open view to side
- NO CHAIN
- EPC rating E





## Ideal Starter Home in a Peaceful Village Setting - No Chain

Tucked away at the end of a quiet cul-de-sac, this semi-detached house enjoys a sought-after village location with lovely open views to the side.

The accommodation is well laid out, featuring a porch, a comfortable lounge and a kitchen on the ground floor. Upstairs offers two bedrooms and a family bathroom, making it an ideal home for first-time buyers, small families or those looking to downsize.

Outside, the property benefits from a front lawn, off-road parking and a private, enclosed rear garden, ideal for relaxing or entertaining.

Offered with no onward chain, this home is ready for its next chapter.



### ACCOMMODATION

Front entrance door to the:

### PORCH

With further door to the:

### LOUNGE

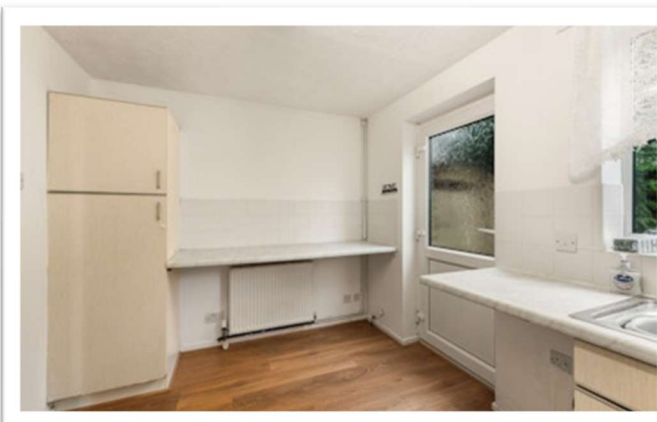
4.54m x 3.81m (14'11" x 12'6")

Having windows to front & side elevations, textured ceiling, radiator, laminate flooring and staircase rising to first floor.

### KITCHEN

3.82m x 2.49m (12'6" x 8'2")

Having window & part glazed door to rear elevation, textured ceiling, radiator and laminate flooring. Work surface with tiled splashbacks, inset stainless steel sink with drainer & mixer tap, cupboards, space & plumbing for automatic washing machine under. Work surface return with space for electric cooker, cupboards & drawers under, gas fired LPG boiler providing for both domestic hot water & heating over. Further work surface return with cupboard & drawer under, cupboards over. Further work surface forming breakfast bar with tall unit to side.





## FIRST FLOOR LANDING

### BEDROOM ONE

3.84m x 2.53m (12'7" x 8'4")

Having window to rear elevation, textured ceiling and radiator.

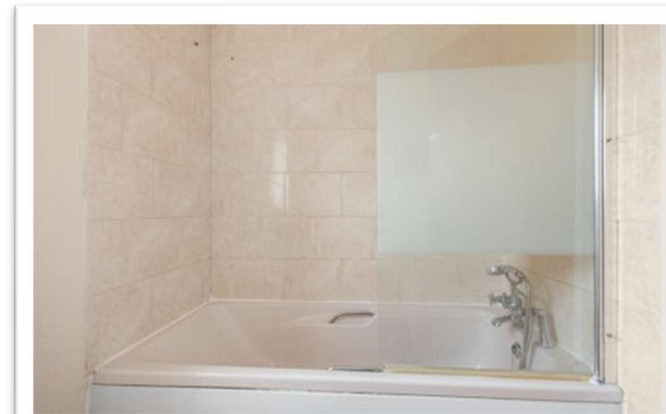
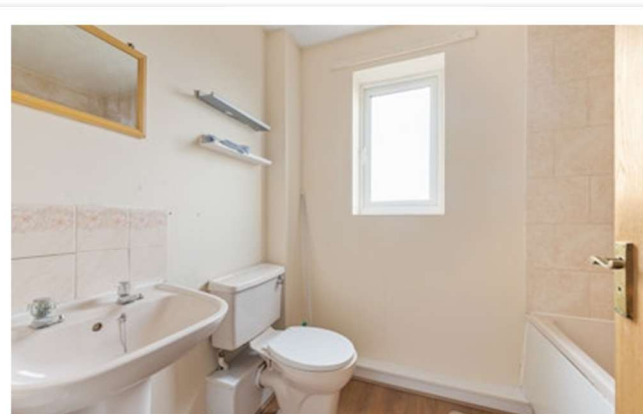
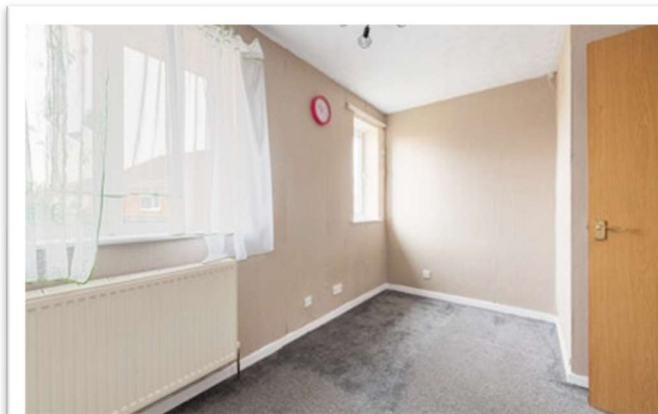
### BEDROOM TWO

3.84m x 2.25m (12'7" x 7'5")

Having two windows to front elevation, textured ceiling and radiator.

### BATHROOM

Having window to side elevation, textured ceiling, radiator, laminate flooring and tiled splashbacks. Fitted with a suite comprising: panelled bath with mixer tap, shower attachment & anti-splash screen over, close coupled WC and pedestal hand basin.





### EXTERIOR

To the front of the property there is a lawned garden with a paved footpath leading to the front entrance door. The property also has a driveway providing off-road parking and there is gated access to the:

### REAR GARDEN

Being enclosed and having a paved patio with a lawned garden beyond with various trees and garden stores.

### SERVICES

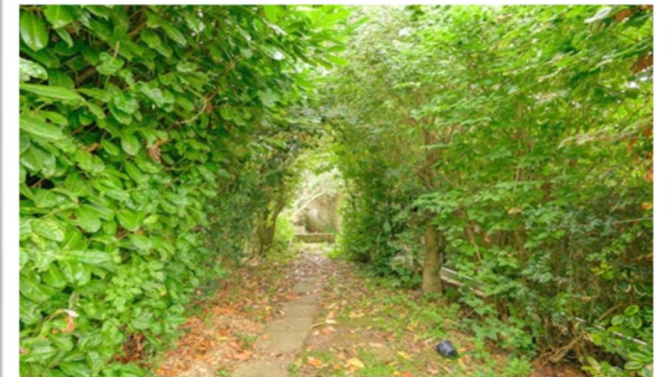
The property has mains electricity, water and drainage connected. Heating is via an LPG fired boiler serving radiators and the property is double glazed. The current council tax is band A.

### VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

### AGENT'S NOTES

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## Floorplan



View to side

 **NEWTONFALLOWELL**

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