



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



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Freehold

£170,000



Key Features

- Three storey terrace house
- Three bedrooms
- Lounge & dining kitchen
- Cloakroom, en-suite & bathroom
- Enclosed rear garden
- Allocated parking & garage
- Electric heating & double glazing
- EPC rating C





A three storey terrace house in a popular village location. Having 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 a front garden, an enclosed rear garden, allocated parking and a garage in a block at the rear. The property benefits from electric heating and double glazing.

ACCOMMODATION

Part glazed front entrance door through to the:

ENTRANCE HALL

Having electric heater and staircase rising to first floor.

LOUNGE

5.22m x 3.18m (17'1" x 10'5")

Having window to front elevation, coved ceiling, electric heater, glass block window overlooking the dining kitchen and understairs storage cupboard.

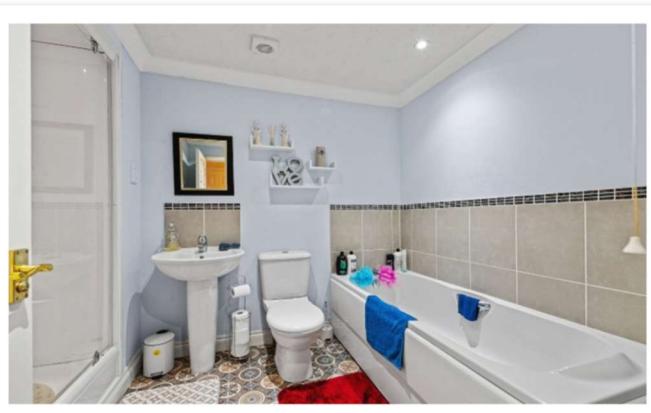
DINING KITCHEN

4.19m x 3.52m (13'8" x 11'6")

Having window & french doors to rear elevation, coved ceiling with inset ceiling spotlights, electric heater and wood effect flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboard, space & plumbing for automatic washing machine and dishwasher 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 space for fridge & freezer under.

CLOAKROOM

Having electric heater, extractor, close coupled WC and pedestal hand basin.



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FIRST FLOOR LANDING

Having coved ceiling, electric heater, airing cupboard housing hot water cylinder and door to staircase rising to first floor with window to front elevation.

BEDROOM TWO

3.54m x 3.01m (11'7" x 9'11")

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

BEDROOM THREE

3.03m x 2.16m (9'11" x 7'1")

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

BATHROOM

Having coved ceiling, heated towel rail, extractor, shaver point, tile effect flooring and tiled splashbacks. Fitted with a suite comprising: fully tiled shower enclosure with mixer shower fitting, panelled bath, close coupled WC and pedestal hand basin.

SECOND FLOOR MASTER BEDROOM

6.15m x 3.31m (20'2" x 10'11")

(max) Having dormer style window to front elevation, rooflight to rear elevation, part coved ceiling, electric heater and access to roof space.

EN-SUITE

Having rooflight to rear elevation, part coved ceiling, heated towel rail, extractor, shaver point, built-in cupboard and tiled floor. Fitted with a suite comprising: shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.



EXTERIOR

To the front of the property there is a lawned garden with a footpath leading to the front entrance door enclosed by wrought iron railings with a pedestrian hand gate.

REAR GARDEN

Being enclosed and laid to lawn with a patio area.

GARAGE

To the rear of the property there is a garage in a block and allocated parking.

SERVICES

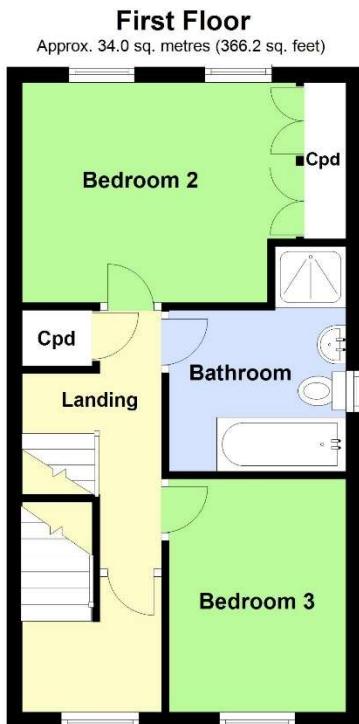
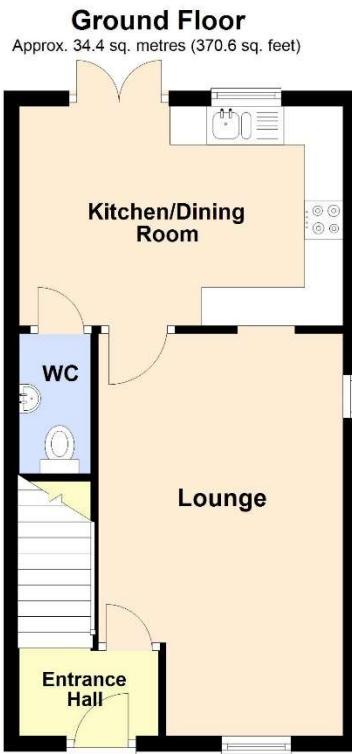
The property has mains electricity, water and drainage connected. Heating is via electric heaters and the property is double glazed. The current council tax is band B.

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.



Floorplan



Total area: approx. 95.2 sq. metres (1024.6 sq. feet)

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 **NEWTON FALLOWELL**

Newton Fallowell Boston (Sales)

01205 353100

boston@newtonfallowell.co.uk