



**42 St. Marys Way, Old Leake, PE22 9ND**  
**Asking price £145,000**



## 42 St. Marys Way, Old Leake, PE22 9ND

### Charming 2-Bedroom Semi-Detached House in Old Leake

Nestled in the picturesque village of Old Leake, just 8 miles from Boston, this delightful 2-bedroom semi-detached house offers a perfect blend of comfort and convenience. Situated on a quiet road with lovely views over the countryside, this property is an ideal investment opportunity with tenants in place for 10 years.

#### Key Features:

**Spacious Lounge:** Enjoy a good-sized lounge, perfect for relaxing and entertaining.

**Modern Fitted Kitchen:** The kitchen comes equipped with a breakfast bar, offering a cozy spot for meals and gatherings.

**Two Good-Sized Bedrooms:** Both bedrooms are spacious and well-lit, providing a comfortable living space.

**Family Bathroom:** A well-appointed family bathroom caters to the needs of the household.

**Private Driveway:** Benefit from the convenience of your own driveway.

#### Location Highlights:

**Countryside Views:** Experience serene countryside views right from your home.

**Quiet Road:** Enjoy the tranquility of a quiet road, perfect for peaceful living.

**Village Amenities:** Old Leake boasts a variety of schools, a medical centre, a countryside pub, a local community centre, and a small supermarket.

**Proximity to Skegness:** Less than 30 minutes to the popular seaside town of Skegness, offering additional recreational opportunities.

This property presents an excellent investment opportunity, with long-term tenants already in place. Don't miss the chance to own a piece of this charming village with its idyllic surroundings and convenient amenities.



### Entrance

2'10" x 3'10" (0.88 x 1.19)

A very useful entrance hall, perfect for coats and shoes

### Living Room

14'10" x 12'5" (4.54 x 3.81)

A bright and airy living space.

### Kitchen

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

Fitted kitchen, space for cooker, fridge and washing machine. A very useful breakfast bar has been installed.

Door to rear garden

### Bedroom

8'3" x 12'7" (2.53 x 3.84)

Good size bedroom. Window overlooks rear garden

### Bedroom

7'4" x 12'7" (2.25 x 3.84)

Lovely bright bedroom, window overlooks garden and views across the countryside.

### Bathroom

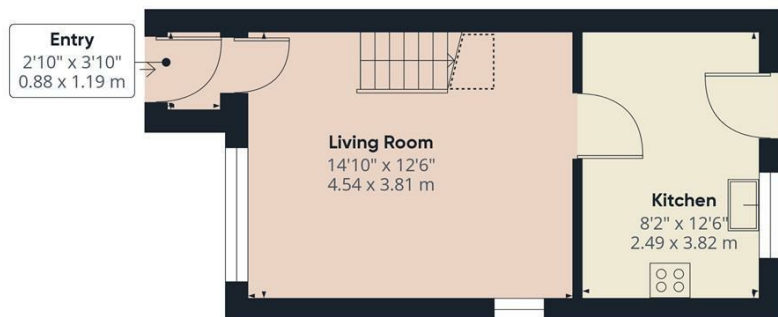
2.24 x 1.68 (0.61m.7.32m x 0.30m.20.73m)

Family bathroom, comprise of a sink, wc, bath with overhead shower.

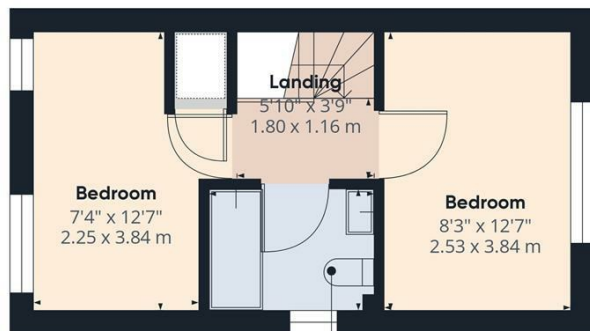








Ground Floor



**Bathroom**  
7'4" x 5'6"  
2.24 x 1.68 m

Floor 1

Approximate total area<sup>(1)</sup>

576.75 ft<sup>2</sup>  
53.58 m<sup>2</sup>

Reduced headroom

36.53 ft<sup>2</sup>  
3.39 m<sup>2</sup>

(1) Excluding balconies and terraces

[ ] Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	