



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



VENDOORS
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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.

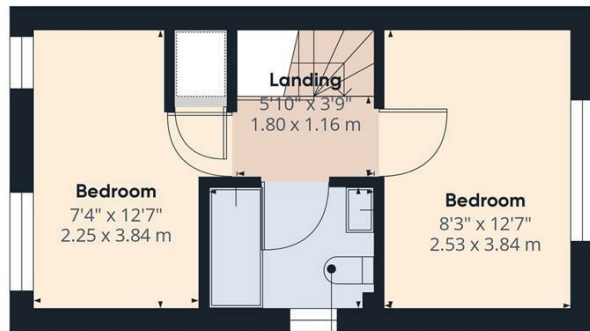








Ground Floor



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

Floor 1

Approximate total area⁽¹⁾

576.75 ft²
53.58 m²

Reduced headroom

36.53 ft²
3.39 m²

(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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

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