



**Oakland Station Road, Old Leake Boston PE22 9QQ**

**welcome to**

**Oakland Station Road, Old Leake Boston**

The property comprises in brief of three good sized reception rooms, spacious kitchen, utility room, cloakroom, four bedrooms one benefiting from an en-suite, family bathroom, large brick built garage, parking for six cars, large front garden and rear garden.



### **Entrance Hall**

Double glazed front door, stairs to first floor, radiator to wall and tiled floor.

### **Lounge**

20' x 13' 4" ( 6.10m x 4.06m )

Double glazed window to front, radiator to wall, gas fire with marble fire place.

### **Dining Room**

11' 5" x 11' 4" ( 3.48m x 3.45m )

Double glazed window to side, space for large dining table, door from entrance hall and archway to sun room.

### **Sun Room**

10' 10" x 7' 11" ( 3.30m x 2.41m )

Double glazed door to front, multiple double glazed windows to all aspects and tall feature ceiling.

### **Kitchen**

12' 7" x 11' 4" ( 3.84m x 3.45m )

Double glazed window to side, range of floor and wall based cupboards, wash hand basin with drainer, gas hob, tiling to rear of units, radiator to wall, space for table, tiling to floor, door to entrance hall and door to utility room.

### **Utility Room**

Double glazed rear door to rear garden, radiator to wall, tiling to floor, floor based cupboards and door to cloak room.

### **Cloakroom**

Double glazed window to rear, WC, wash hand basin, tiling to floor, radiator to wall and tiling to rear of wash hand basin.

### **Landing**

Stairs from entrance hall, doors to bedroom two and three.

### **Bedroom One**

12' 8" x 11' 3" ( 3.86m x 3.43m )

Double glazed window to rear, door to en-suite,

radiator to wall and TV point.

### **En-Suite**

Double glazed window to rear, WC, wash hand basin, shower cubicle with wall mounted shower, tiled walls, extractor fan and radiator to wall.

### **Bedroom Two**

15' 11" x 12' 2" ( 4.85m x 3.71m )

Double glazed dormer window to rear, radiator to wall and built in storage cupboard.

### **Bedroom Three**

15' 11" x 11' 4" ( 4.85m x 3.45m )

Double glazed dormer window to rear, radiator to wall, built in storage cupboard with loft access.

### **Bedroom Four**

9' 4" x 8' 7" ( 2.84m x 2.62m )

Double glazed window to side, radiator to wall.

### **Bathroom**

Double glazed window to side, WC, wash hand basin, bath, tiling to all walls, radiator to wall and extractor fan.

### **Garage**

19' 2" x 12' 5" ( 5.84m x 3.78m )

A large than average sized garage benefiting from power and lighting as well as a personal door to the rear garden.

### **Rear Garden**

Low maintenance rear garden with borders surrounding and patio area. There is also side access down both sides of the property.

### **Front Garden**

Parking for up to six cars on the driveway, grass area with borders surrounding.



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welcome to

## Oakland Station Road, Old Leake Boston

- SPACIOUS FOUR BEDROOM DETACHED DORMA BUNGALOW
- THREE GOOD SIZED RECEPTION ROOMS
- LARGE DRIVEWAY WITH EXTRA WIDE GRAGE
- QUIET VILLAGE LOCATION
- AMPLE PARKING

Tenure: Freehold EPC Rating: D

**£325,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
BWB113242 - 0009

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