



**Ballacraine Chapel Road, Old Leake Boston PE22 9PP**

**welcome to**

**Ballacraigne Chapel Road, Old Leake Boston**

The property comprises in brief of, entrance hall, modern kitchen, spacious lounge, downstairs shower room, four great sized bedrooms, family bathroom, spacious plot with field views to side and rear, parking for several cars and a versatile summer house.



### **Entrance Hall**

Access via a double glazed front door, stairs leading to 1st floor landing radiator to wall and wooden flooring.

### **Lounge**

14' 3" x 12' ( 4.34m x 3.66m )

Large double glazed window to front, television point radiator to wall and open fireplace in the centre of the room.

### **Kitchen**

18' 8" x 9' 6" ( 5.69m x 2.90m )

Double glazed window to side and rear, double glazed door to side. Range of floor and wall based cupboards, one and a half ceramic bowl with drainer, induction hob, electric eye-level cooker extractor fan to hob, wall based lights and floor base lights ,TV point, space for fridge freezer tiling to floor and larder cupboard for storage.

### **Shower Room**

Double glazed window to rear, WC, wash handbasin, shower cubicle with wall mounted shower, heated towel rail, tiling to floor, and spotlights to ceiling.

### **Landing**

Stairs from ground floor entrance hall, double glazed window to side. Loft access is also provided on the landing.

### **Bedroom One**

12' 7" x 11' 1" ( 3.84m x 3.38m )

Double glazed window to front and radiator to wall.

### **Bedroom Two**

11' 4" x 11' 1" ( 3.45m x 3.38m )

Double glazed window to rear, television point to wall and airing cupboard with storage.

### **Bedroom Three**

9' 5" x 7' 4" ( 2.87m x 2.24m )

Double glazed window to front, radiator to wall and built-in storage cupboard.

### **Bedroom Four/ Second Reception**

15' 3" x 8' ( 4.65m x 2.44m )

Large double glazed window to front.

### **Bathroom**

Double glazed window to rear, WC, wash handbasin, roll top bath with wall mounted shower over, tiled walls, lino to flooring and radiator to wall.

### **Front Garden**

Large front garden comprising mostly of grass area with shrubs and flowers surrounding the garden, it also has a lovely wooden summerhouse that can be used for endless things.

### **Summerhouse**

15' 5" x 12' 2" ( 4.70m x 3.71m )

Solid timber summerhouse with heating and electrics inside with double doors leading to front garden.

### **Rear Garden**

Low maintenance rear garden comprising of grass and gravel areas as well as a lovely decking area overlooking the rear of the property with field views to all aspects



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welcome to

## Ballacraine Chapel Road, Old Leake Boston

- PERFECT FAMILY HOME
- FOUR BEDROOM DETACHED FAMILY HOME
- FIELD VIEWS TO SIDE AND REAR
- GREAT SIZED PLOT WITH BEAUTIFULLY MAINTAINED GARDENS
- SOUGHT AFTER LOCATION

Tenure: Freehold EPC Rating: E

offers over

**£270,000**



Please note the marker reflects the postcode not the actual property

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