









# welcome to

# **Hawthorn Road, Old Leake Boston**

SEMI DETACHED 3 BEDROOM HOUSE SITUATED IN THE POPULAR VILLAGE OF OLD LEAKE WITH LARGE GARDEN & FIELD VIEWS













#### **Entrance Hallway**

Staircase leading to first floor;

#### Kitchen

20' 2" Max x 17' 9" Max ( 6.15m Max x 5.41m Max ) Having a L-Shaped Kitchen with a range of wall and base units, sink and drainer with mixer tap, space for fridge/freezer & dishwasher, Recently new Electric double oven and hob with extractor above, windows to dual aspects.

Doors leading to the side of the property & the smaller conservatory.

## Utility

Housing the Oil combi boiler and space for Washing Machine & Tumble Dryer, range of wall cupboards & window to the side aspect.

#### **Shower Room**

With 3 piece suite comprising WC, wash hand basin & shower. Fully tiled & a window to the side aspect.

#### Lounge

25' 8" x 10' 9" ( 7.82m x 3.28m )

With doors leading from the entrance hallway, kitchen & conservatory, Log Burner & Storage Cupboard.

# Conservatory

9' 2" x 10' 9" ( 2.79m x 3.28m ) Of brick and uPVC double glazed construction. French doors leading to the garden.

# **Conservatory Two**

Currently used as a "Dog Grooming Room" Door to the rear garden

#### Landing Bedroom One

13' 7" x 10' 8" ( 4.14m x 3.25m )

Having window to the rear aspect and fitted sliding door wardrobes across one wall.

### **Bedroom Two**

10' 8" x 11' 9" ( 3.25m x 3.58m )

Having window to the rear aspect

#### **Bedroom Three**

6' 9" x 10' 5" ( 2.06m x 3.17m ) Having window to the front aspect

#### Bathroom

Having a P shaped bath, sink and toilet in vanity unit & being recently newly tiled.

#### Exterior

To the front of the property is a large gravelled driveway & side gated access to the fully enclosed rear garden having field views.

The rear garden is laid to patio & lawn having a workshop, a cabin with electric, TV Point & burner & 2 further sheds.





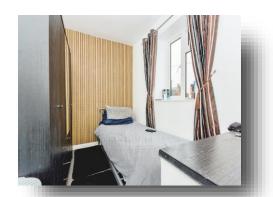
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# **Hawthorn Road, Old Leake Boston**

- PRICE OFFERS IN EXCESS OF £185,000
- SEMI DETACHED 3 BEDROOM HOUSE
- LARGE REAR GARDEN WITH FIELD VIEWS AND **OUTDOOR BAR**
- **EXTENDED KITCHEN**
- **DOWNSTAIRS SHOWER ROOM & UPSTAIRS BATHROOM**

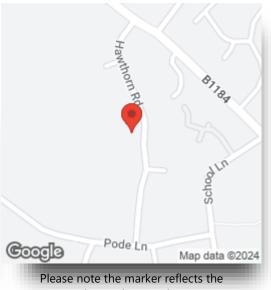
Tenure: Freehold EPC Rating: D

# £185,000









postcode not the actual property

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01205 351010



william h brown

Boston@williamhbrown.co.uk



14 Wide Bargate, BOSTON, Lincolnshire, PE21 6RH



William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.