



Hawthorn Road, Old Leake Boston PE22 9NY

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



Please note the marker reflects the postcode not the actual property

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Property Ref:
BWB114257 - 0013

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