



**The Klunk Tree Station Road, Old Leake Boston PE22 9QJ**



**welcome to**

## **The Klunk Tree Station Road, Old Leake Boston**

A well-presented detached multifunctional bungalow, offering six double bedrooms and generous living accommodation, set on a large plot of approximately 0.85 acres(STS). Set back from the road, the property benefits from a large front garden with sweeping drive and a peaceful countryside setting.





**Ground Floor**



**First Floor**

**Main Bungalow**

**Entrance Hall**

**Cloakroom/Pantry**

**Main Kitchen/Diner**

17' 4" x 11' 11" ( 5.28m x 3.63m )

**Main Lounge**

28' 7" x 11' 11" ( 8.71m x 3.63m )

**Snug/Games Room**

16' 10" x 8' 3" ( 5.13m x 2.51m )

**Conservatory**

11' x 9' 4" ( 3.35m x 2.84m )

**Main Bathroom**

**Utility Room**

10' 1" x 5' 6" ( 3.07m x 1.68m )

**Office**

5' 7" x 6' ( 1.70m x 1.83m )

**Bedroom One**

11' 7" x 11' 6" ( 3.53m x 3.51m )

**Bedroom Two**

11' 11" x 11' 11" ( 3.63m x 3.63m )

**Bedroom Three**

10' 11" x 10' 1" ( 3.33m x 3.07m )

**Boiler Room**

**Main Rear Garden And**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## The Klunk Tree Station Road, Old Leake Boston

- 3 DOUBLE BEDROOM BUNGALOW
- 2/3 BEDROOM ANNEX
- SET IN 0.85 ACRES (STS)
- RURAL LOCATION
- OFF ROAD PARKING FOR 10+ CARS

Tenure: Freehold EPC Rating: F

Council Tax Band: D

# £675,000



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Please note the marker reflects the postcode not the actual property



Property Ref:  
BWB116224 - 0007

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