



- Spacious Detached Four Bedroom Family Home
- Set in Just Under 0.5 Acre of Formal Gardens & Grounds
 - Range Of Kennelling
 - Useful Outbuilding
 - Ample Vehicle Parking
- Rural Location with Open Views



GENERAL AND SITUATION

Approximate Distances:
Old Leake 3.5 miles • Spilsby 8.5 miles • Boston 10 miles
Skegness 15 miles

A lifestyle home offering a spacious four bedroomed detached family house set in just under 0.5 acres, suitable for a variety of purposes, with a range of kennelling, useful outbuilding, formal gardens and ample off-road vehicle parking, in a lovely rural location with open views.

The property is ideally suited to those with canine interests but could equally suit a variety of different uses.

Old Leake is a small rural community with a village inn, junior and senior schooling, village stores, Post Office, church, doctors' surgery and community centre. A wider range of services and amenities can be found at Boston which is located to the south.

THE RESIDENCE

A four bedroom detached property benefiting from double glazing and LPG central heating. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The property is entered at the side via double doors that leads into a **Hallway** with tiled flooring and stairs rising to the **First Floor**. A door to the right leads into a **Reception Room**, which is currently being utilised as a **Ground Floor Bedroom** and has patio doors leading out to the front of the property, a side window, a fireplace recess (currently with not in use), and a continuation of the tiled flooring.

Straight on from the **Hallway** is the **Kitchen/ Breakfast Room** which has the continuation of the tiling to the floor and windows to two aspects. There are a range of wooden wall and base units with granite work surfaces, a butler sink with mixer tap, tiled splashback, Leisure electric range cooker with extractor over, and space for a fridge freezer. There is an attractive open fireplace with a brick surround, stone tiled hearth and wooden mantle.

This leads on to a **Front Hallway** that gives access to a spacious and light **Reception Room** with focal fireplace and woodburner. The tiled flooring continues through this room, and there are double doors to the side garden.

Off the rear of the **Kitchen** is an **Inner Hallway** leading to a **Bathroom** with a rolled edge, claw foot bath with shower over and shower screen, hand wash basin and WC, tiled walls and floor, and a heated towel rail.

There is also a **Utility Room** with tiled walls and tiled flooring, plumbing for a washing machine, space for a tumble drier, and the wall mounted LPG boiler. A door off leads to a further **Reception Room**, which is utilised as a **Downstairs Bedroom (Bedroom Four)**, which has access to the loft space above, dual aspect windows, and a door leading to the outside courtyard.





To the First Floor the Landing has a window, laminate flooring, and access to loft space above. It leads to Three Bedrooms, two with built-in storage cupboards and a Shower Room comprising wash hand basin with vanity below, electric shower in cubicle and WC, with tiled flooring, tiled walls and a window.

OUTSIDE, OUTBUILDINGS & LAND

Double gates from the lane give access into a driveway to the front of the residence, which provides ample parking for multiple vehicles. To the left-hand side of the parking area there is a further hard-standing with a Former Kennel Block and a Greenhouse.

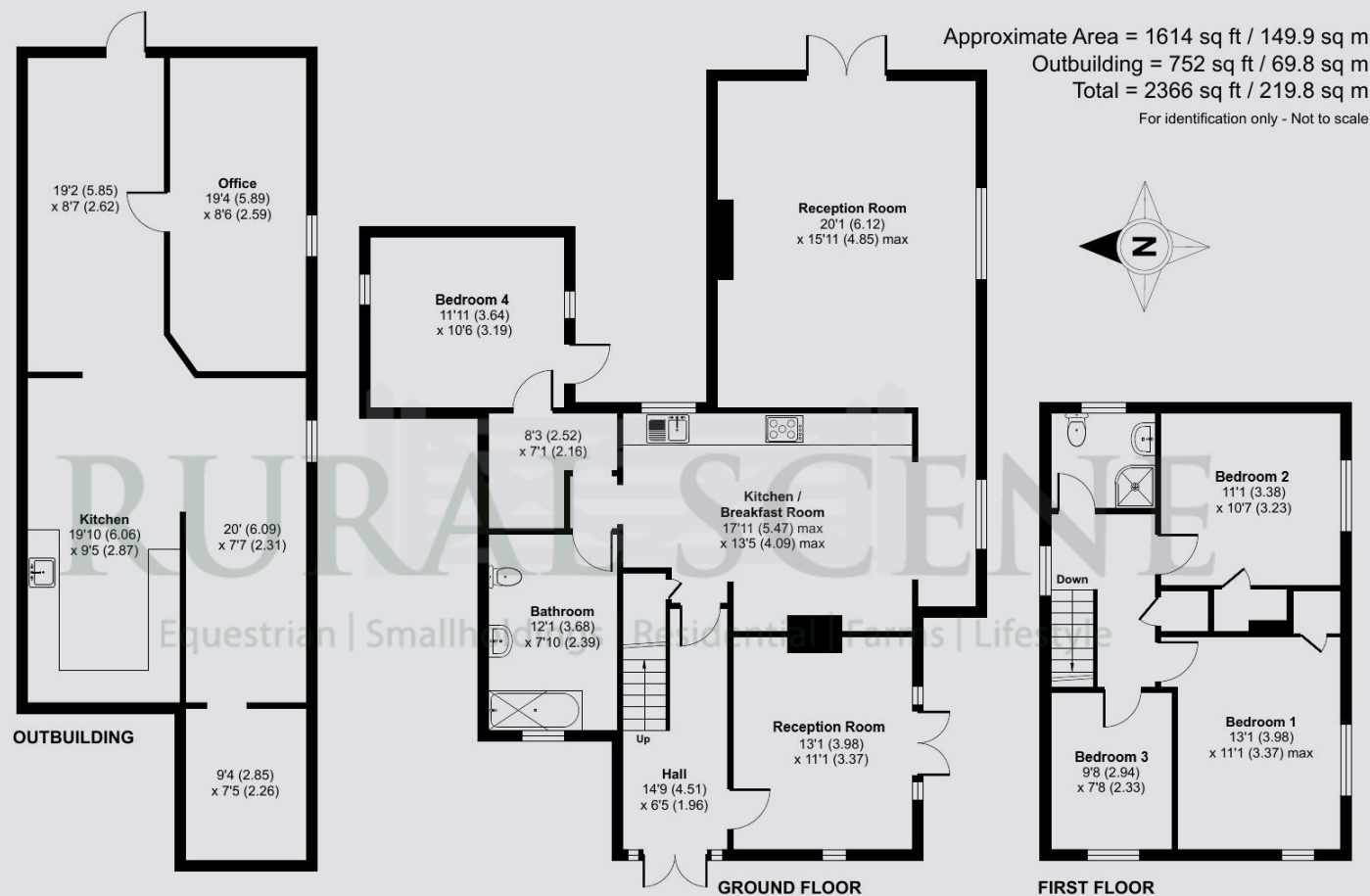
Adjoining the rear of the kennels is a **Useful Outbuilding** currently utilised as an **Office Space** and **Storage**, with a kitchen area to one end. This building benefits from power and lighting, plumbing for a washing machine, and base units with worksurfaces, as well as a sink with drainer and tiled flooring.

Formal gardens are located to the front and right-hand side of the house and are mainly laid to lawn with a good variety of trees and shrubs. There is a pleasant **Patio Area**, as well as a rear **Courtyard** and timber **Garden Shed**.



RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle

01264 850700 | postbox@ruralscene.co.uk | www.ruralscene.co.uk

**VIEWING**

Strictly by appointment only with the Agents

LOCAL AUTHORITY

BOSTON BOROUGH COUNCIL

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE,
 LPG GAS-FIRED CENTRAL HEATING, TELEPHONE
 (connected and available subject to normal transfer
 regulations)
 SATELLITE BROADBAND

TENURE Freehold **ENERGY RATING** D **COUNCIL TAX** B

DIRECTIONS

Follow the A16 onto Sibsey Road and continue for approx. 3.5 miles. Take a right turn onto Station Road, sign posted B1184. From Station Road turn left onto Hunston Road which becomes Lade Bank. Continue for approx. 2 miles and take a right turn (still Lade Bank) and the property will be found on the left-hand side. (NB you may need to continue on past where the postcode in Sat Nav tries to drop you!)

what3words ///reissued.rotate.mattress



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Rural Scene. REF: 1270951

01264 850700 | postbox@ruralscene.co.uk | www.ruralscene.co.uk

N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure the accuracy of the information contained here, any areas, measurements or distances are approximate; the text, photographs, floorplans and land plans are for guidance only and no responsibility is taken for any error, omission or misstatement. Any figure given is for initial guidance only and should not be relied on for valuation or measuring purposes.

Rural Scene have visited SEALAVILLE HOUSE but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.



RURAL SCENE

Equestrian | Smallholdings | Residential | Farms | Lifestyle