

BRUCE MATHER

INDEPENDENT ESTATE AGENT



Station Road, Boston, PE22 9RR

Asking Price £275,000

**** NO ONWARD CHAIN ****

This established, well-sized, detached bungalow has been substantially extended to provide a versatile family home. The property sits on a large plot, with a garage/workshop to the rear and a driveway for multiple cars to the front. Inside, you are met with a conservatory, lounge, breakfast kitchen and utility room, plus, 5-6 bedrooms, a family bathroom, with an ensuite shower to the master bedroom. The property also benefits from electric storage heating and uPVC double glazing.

Book in your viewing today with one of the Bruce Mather team on 01205 365032 or email sales@brucemather.co.uk.

DIRECTIONS

From our offices in Pump Square proceed via Main Ridge West onto John Adams Way and taking the third exit from Bargate End Roundabout onto Spilsby Road. Travel the full length and at the mini roundabout take the first exit into Sibsey Road, proceeding passed Pilgrim Hospital and to the outskirts of Sibsey. Just before entering the village, turn right, sign post Old Leake, onto Station Road. Travel its full length over the railway crossing, and over Hobhole Drain turning left onto Hobhole Bank. Proceed over a further railway crossing and then first right thereafter. The subject property is located on the left hand side as indicated by our For Sale board, just before a further level crossing. (All three crossings are the same line).

ACCOMMODATION

uPVC French double doors to:-

CONSERVATORY 10'1" x 9'9" (3.07 x 2.97)
(frame to frame)

Sealed unit uPVC framed double glazed, insulated roof with brick base.

Small pane glazed (obscure) door to:-

HALLWAY

Being 36' in length with electric storage heater.

BREAKFAST KITCHEN 11'10" x 8'10" (3.61 x 2.69)

Having sealed unit double glazed uPVC window to side elevation; ceramic tiled floor; electric storage heater; hatch to roof space; fitted range of worktop, base and wall units comprising one-and-a-fifth quality style sink with mixer taps inset to working surface with cupboards under, working surface return with electric hob inset with cupboards and drawers under; cupboards (3 display fronted units) and extractor hood over; eye level electric oven to one side with cupboards both over and under; ceramic tiled splashbacks; telephone point; uPVC panelled part glazed side entrance door.

UTILITY OFF 8'3" x 5'9" (2.51 x 1.75)

With continuation of ceramic tiled floor; 2 sealed unit double glazed uPVC windows to the side elevation; fitted matching range of worktop, base and wall units comprising single drainer stainless steel sink inset to working surface with cupboards, drawer and 2 machine spaces under; plumbing for dishwasher; working surface return with further machine space under, plumbing for automatic washing machine; 2 cupboards over; tiled splashbacks; fridge/freezer space to one side.

LIVING ROOM 14'4" x 11'10" (4.37 x 3.61)

(with alcove in addition)

Having sealed unit double glazed uPVC window to both front and side elevations; laminate style floor;

wood burning stove to tiled fireplace recess; cupboard to alcove.

BEDROOM 1/DINING ROOM 10'10" x 9'10" (3.30 x 3.00)

maximum measured into alcoves

Having all tile fireplace, electric storage heater and sealed unit double glazed uPVC window to the front elevation.

BEDROOM 2 10'10" x 8'11" (3.30 x 2.72)

With electric storage heater and sealed unit double glazed uPVC window to the side elevation.

BEDROOM 3 10'10" x 7'11" (3.30 x 2.41)

With electric storage heater and sealed unit double glazed uPVC window to the side elevation.

BEDROOM 4/STUDY 10'9" x 5'11" (3.28 x 1.80)

With sealed unit double glazed uPVC window to the side elevation.

BEDROOM 5 11'11" x 10'9" (3.63 x 3.28)

Having sealed unit double glazed uPVC windows to both rear and side elevations and electric storage heater.

MASTER BEDROOM 12'0" x 12'2" (3.66 x 3.71)

Having sealed unit double glazed uPVC French doors to the rear elevation, further sealed unit double glazed uPVC window to the side elevation, electric storage heater.

EN-SUITE SHOWER ROOM

Having fully tiled walls and floor with low level W.C.; pedestal hand basin and open, step into, 'wet room' style shower with mixer fitting, electric extractor and sealed unit double glazed uPVC window to the side elevation.

BATHROOM

Having white suite comprising panelled bath, pedestal hand basin and low level W.C.; electric storage heater; airing cupboard housing lagged hot water cylinder and electric immersion heater, storage cupboard; tiled splashbacks and hatch to roof space.

EXTERIOR

Pair of wrought iron vehicular gates giving access to concrete driveway of a generous length providing parking/access to GARAGE/STORE.

Garden to front laid to lawn with picket fence to boundary, outside lighting.

Further garden to rear, again laid to lawn, outside tap.

VIEWINGS

Strictly by appointment with the selling agents Bruce Mather Ltd (Tel: 01205 365032)

LOCATION

Alcyon is pleasantly situated on the edge of the

village of Old Leake Commonside, but within easy reach of the popular village centre of Old Leake. Old Leake itself, is well served and has two very popular schools, also a Co-operative Supermarket; Fish and Chip Shop; Coffee Shop; Post Office; Doctor's Surgery; Church; Community Centre; Playing Fields and a well equipped Children's Playground. There is also a free school coach service which stops outside the property that serves the primary and secondary schools in the immediate area and outlying villages. Old Leake is located only 8 miles from the historic market town of Boston and 14 miles from the seaside town of Skegness, both of which also have secondary schools.

ACCOMMODATION

Having uPVC French double doors to:-

CONSERVATORY 10'1" x 9'9" (measured frame to frame) (3.07 x 2.97 (measured frame to frame))
Having sealed unit uPVC framed double glazing, insulated roof with brick base and having small pane glazed (obscure) door leading to:-

LOUNGE 14'4" x 11'10" (with alcove in addition) (4.37 x 3.61 (with alcove in addition))
Having sealed unit double glazed uPVC window to both front and side elevations; wood burning stove to tiled fireplace recess; cupboard to alcove.

KITCHEN/BREAKFAST ROOM 11'10" x 8'10" (3.61 x 2.69)
Having sealed unit double glazed uPVC window to side elevation; ceramic tiled floor; electric storage heater; hatch to roof space; fitted range of worktop, base and wall units comprising one-and-a-fifth quality style sink with mixer taps inset to working surface with cupboards under, working surface return with electric hob inset with cupboards and drawers under; cupboards (3 display fronted units) and extractor hood over; eye level electric oven to one side with cupboards both over and under; ceramic tiled splashbacks; telephone point; uPVC panelled part glazed side entrance door.

UTILITY 8'3" x 5'9" (2.51 x 1.75)
With continuation of ceramic tiled floor; 2 sealed unit double glazed uPVC windows to the side elevation; fitted matching range of worktop, base and wall units comprising single drainer stainless steel sink inset to working surface with cupboards, drawer and 2 machine spaces under; plumbing for dishwasher; working surface return with further machine space under, plumbing for automatic washing machine; 2 cupboards over; tiled splashbacks; fridge/freezer space to one side.

BEDROOM 2 11'11" x 10'9" (3.63 x 3.28)
Having sealed unit double glazed uPVC windows to both rear and side elevations and electric storage heater.

BEDROOM 3 10'10" x 7'11" (3.30 x 2.41)
Having electric storage heater and sealed unit double glazed uPVC window to the side elevation.

BEDROOM 4/STUDY 10'9" x 5'11" (3.28 x 1.80)
Having sealed unit double glazed uPVC window to the side elevation.

BEDROOM 5 10'10" x 8'11" (3.30 x 2.72)
Having electric storage heater and sealed unit double glazed uPVC window to the side elevation.

DINING ROOM/BEDROOM 6 10'10" x 9'10"
Maximum measured into alcoves (3.30 x 3.00
Maximum measured into alcoves)
Having all tile fireplace, electric storage heater and sealed unit double glazed uPVC window to the front elevation.

COUNCIL TAX

The council tax band for this property is A.

Floor Plan



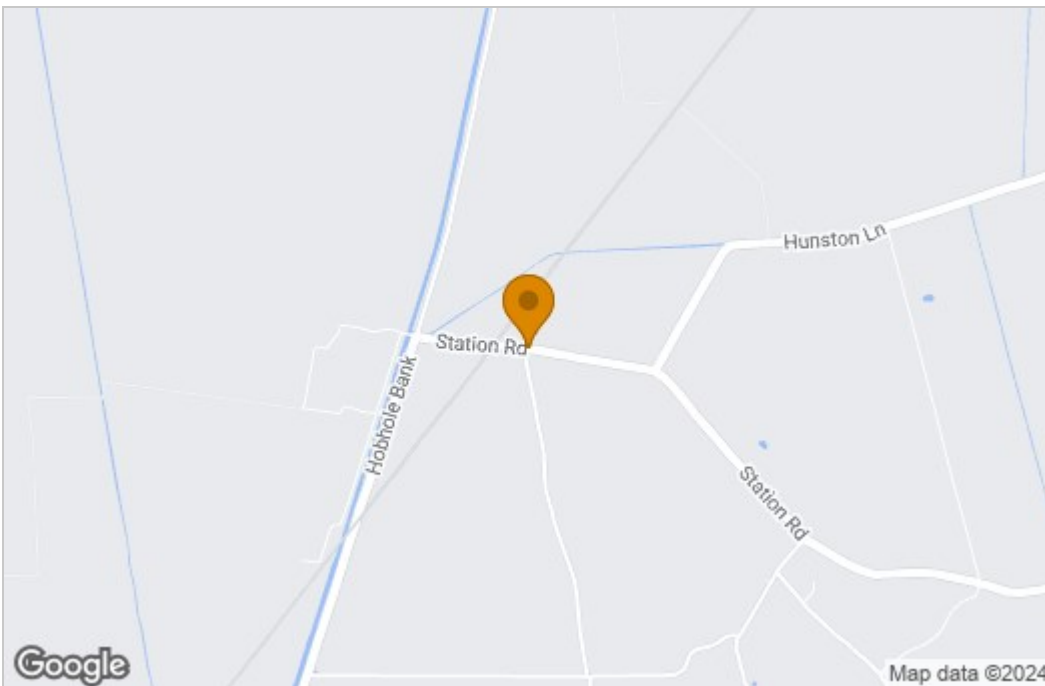
Total area: approx. 155.1 sq. metres (1669.0 sq. feet)

All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part of any contract.
Plan produced using Planity.

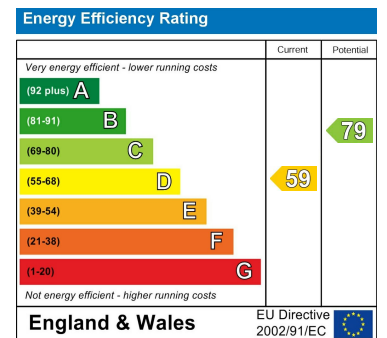
Website Link



Area Map



Energy Efficiency Graph



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