

BRUCE MATHER
INDEPENDENT ESTATE AGENT



The Old Farmhouse Old Main Road

Old Leake, Boston, PE22 9HR

Asking Price £575,000



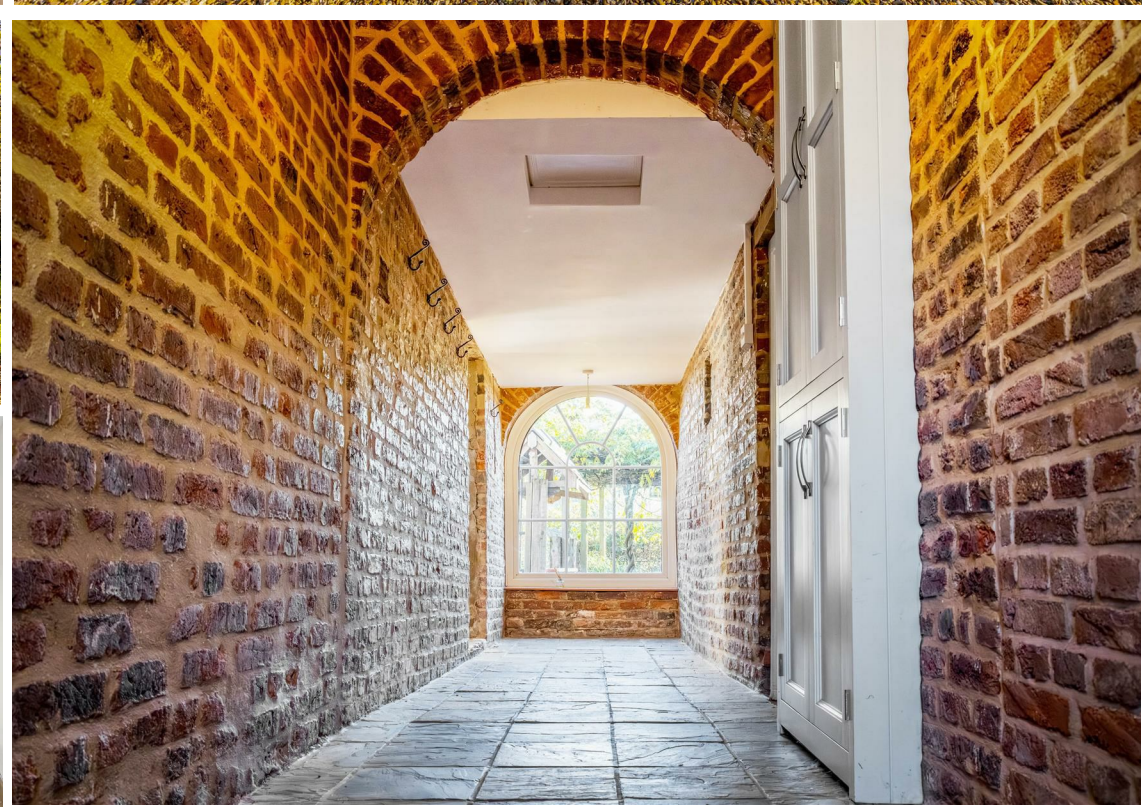
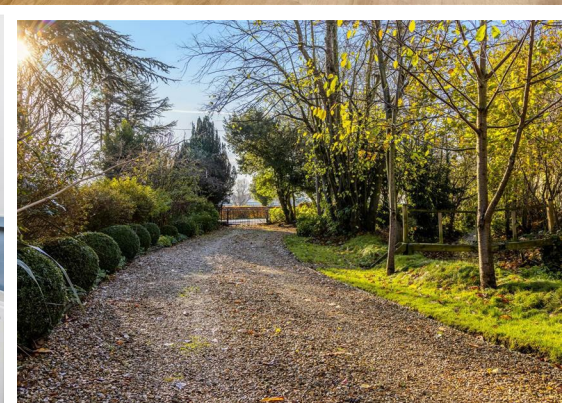
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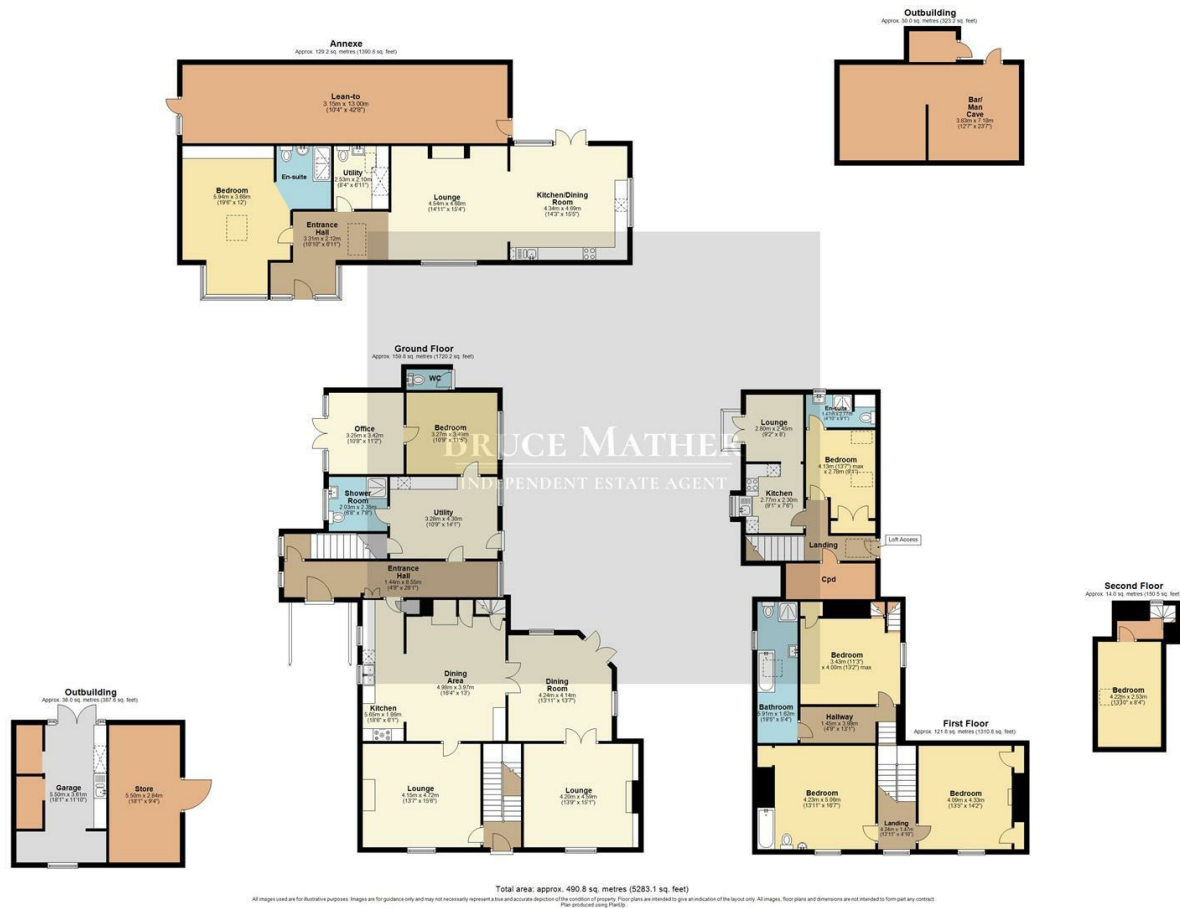
An intriguing 6 bedroom character house with an annex with scope for multigenerational living or a business (stp) with plenty of grounds, pond, driveway and outbuildings set rural Lincolnshire village. The main farmhouse has a second floor bedroom and a further 4 bedrooms on the first floor, part of the first floor is a self contained annex with kitchen, bedroom ensuite and lounge. The ground floor has another bedroom and bathroom which could also be used as annex as well. There are 4 reception/dining rooms, kitchen and utility. The detached annex is full contained included a private garden, kitchen, reception, bedroom and bathroom. Outside are various garden zones and water features which make for a magical opportunity as well as outbuildings and plenty of parking off the drive. Located in Old Leake you will also find everyday essentials nearby, with a Co-op, fish & chip shop, hairdresser, school, doctors and cosy coffee shop all within walking distance. This house presents such an interesting and exciting opportunity so please call Bruce Mather Estate Agents to arrange your viewing on 01205 365032 without delay.

- LOCATION
- ACCOMMODATION
- ENTRANCE HALL
- SITTING ROOM
13'10" x 13'4" (4.22 x 4.06)
- DINING ROOM
15'9" x 14'0" into alcoves (4.80 x 4.27 into alcoves)
- KITCHEN/DINING/LIVING AREAS
- KITCHEN AREA
18'6" x 6'2" (5.64 x 1.88)
- DINING AREA/LIVING AREA
16'4" x 12'11" (4.98 x 3.94)

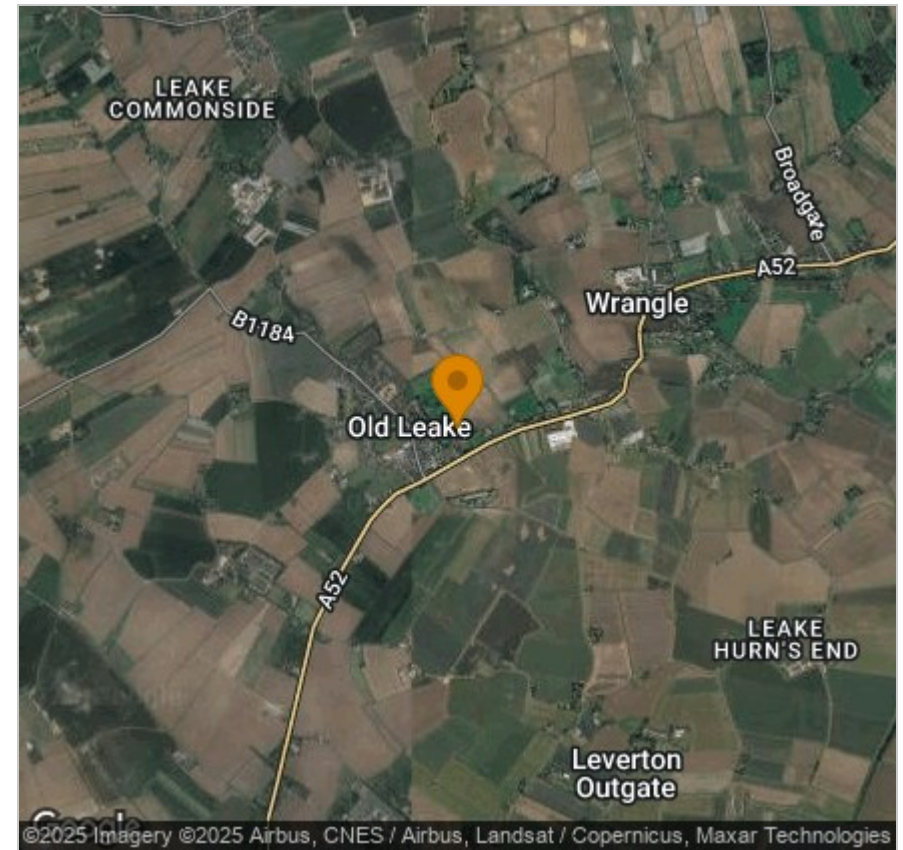




Floor Plan



Area Map



Viewing

Please contact our Boston Residential Office on 01205 365032
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

6 Pump Square, Boston, Lincs, PE21 6QW
Tel: 01205 365032 Email: sales@brucemather.co.uk www.brucemather.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		87	97
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC 

