



CHOICE PROPERTIES

Estate Agents

Fox Gloves Old Main Road,
Boston, PE22 9HR

Reduced To £298,500



Choice Properties are excited to bring to the market this most immaculately presented three bedroom detached bungalow (one en-suite, one with a walk in wardrobe) situated in the quiet residential village of Old Leake, only a short distance from the amenities and transport routes on offer in Boston. Boasting a generously proportioned layout this well maintained bungalow offers an open plan style of living, ample off road parking and a sunny south facing garden appealing to those green-fingered enthusiasts and those who enjoy outdoor living/dining. Early viewing is most certainly advised to appreciate the finish on offer throughout this beautiful property.

The abundantly light and bright accommodation benefits from extra underfloor insulation, thermostatic valves and power showers throughout and comprises:

Entrance Hall

10'6" x 6'8"

uPVC front door leading into the entrance hall, featuring a built in storage cupboard and doors to:

Open Plan Kitchen/Dining/Reception Room

20'5" x 25'0"

Open plan space comprising space for the kitchen/dining room and reception room. The kitchen is fully fitted with a range of wall and base units with solid oak worksurfaces over, one and a half bowl resin sink with drainer and mixer tap, integrated double oven, integrated dishwasher, five ring 90cm induction hob with a 90cm stainless steel extractor hood over. The spacious living area features LVT flooring and double opening 'French' patio doors out into the garden.

Utility Area

5'4" x 9'3"

Wall mounted condensing boiler, plumbing for a washing machine, fuse box, pedestrian door to the side aspect.

Bedroom 1

13'6" x 12'10"

Remarkably spacious double bedroom, inset spot lights to the ceiling, door to:-

En-suite Shower Room

6'2" x 8'4"

Fitted with a bespoke and modern three piece suite comprising walk in shower with mains Waterfall shower over, wash hand basin set into vanity unit with stainless steel mixer taps, dual flush w.c., fully tiled walls and flooring, inset spot lights to the ceiling, chrome heated towel rail.

Bedroom 2

12'6" x 9'11"

Spacious double bedroom with built in storage housing the hot water cylinder, inset spot lights to the ceiling.

Built-in Wardrobe

2'5" x 7'0"

Providing ample storage.

Bedroom 3

10'6" x 9'11"

Spacious double bedroom, inset spot lights to the ceiling.

Shower Room

7'9" x 6'6"

Fitted with a stylish three piece suite comprising large shower cubicle with main Waterfall shower over, wash hand basin and dual flush w.c. set into vanity unit, tiled splash backs.

Driveway

Gravelled driveway providing off road parking for various vehicles.

Garden

To the rear of the property you will find a privately enclosed south facing garden with timber fencing to the boundaries. The garden is neatly laid to lawn but also features raised decking, including a beautiful seating area with timber Pergola over creating the perfect spot for relaxing in the sunshine or dining alfresco. There is also a BBQ set into bricked surround and timber storage shed. Outdoor power points and water tap. A timber gate to the side of the property provides access to the front of the property.

Tenure

Freehold.

Viewing arrangements

By appointment through Choice Properties Alford on 01507 462277.

Opening hours

Monday to Friday 9.00am to 5.00pm

Saturday 9.00am - 3.00pm

Making an offer

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

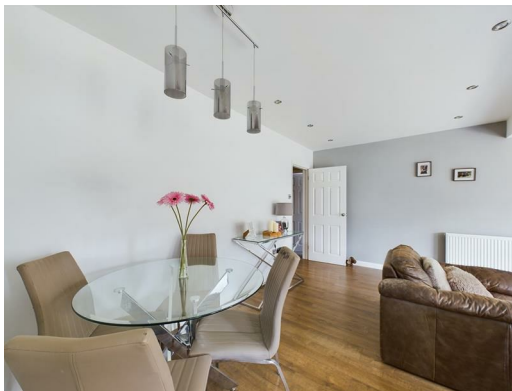
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Council tax band

Local Authority -
Boston Borough Council
Municipal Buildings,
West St,
Boston
PE21 8QR.
Tel - 01205 314200.
Website - <https://www.boston.gov.uk/>

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

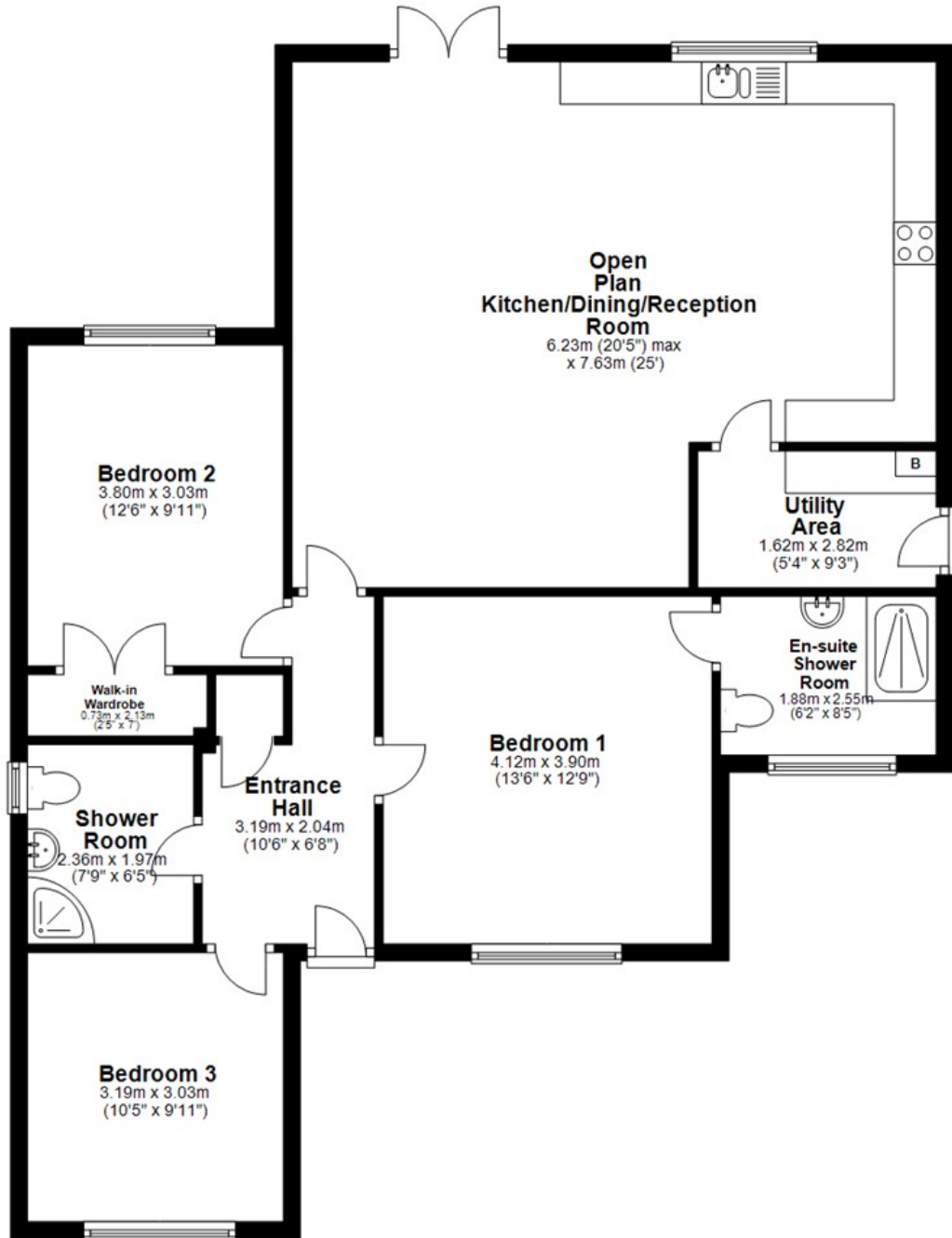






Ground Floor

Approx. 105.9 sq. metres (1139.6 sq. feet)



Total area: approx. 105.9 sq. metres (1139.6 sq. feet)

Directions

Please use the postcode PE22 9HR to navigate to the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B			
(69-80) C			
(55-60) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			44
England & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

