

BRUCE MATHER
INDEPENDENT ESTATE AGENT



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

£575,000



The Klunk Tree Station Road

Old Leake, Boston, PE22 9QJ

A spacious (2253 sq/ft) detached semi-rural property offering a wide scope of opportunities as well as an annex, earning potential STP or multi generational living, with 4 to 6 bedrooms depending upon configuration, and a wonderful contained field and garden to the rear totalling 0.8 acre STS.

The main residence has 3 bedrooms with a further 2 upstairs in the annex side, kitchen/diner and lounge are large long rooms with big windows, snug, study, pantry, WC, bathroom and conservatory facing the garden, complete the main house, the annex has a garage, kitchen diner, shower room and bedroom. Outside is the star of the show with a wonderful paddock, kids play area, fruit & veg garden with raised beds, sheds and greenhouses, there are also a various outbuildings. Located just outside Old Leake which has a school and various shops including a Co-op. Arrange your viewing today with one of the Bruce Mather team on 01205 365032 or email sales@brucemather.co.uk.





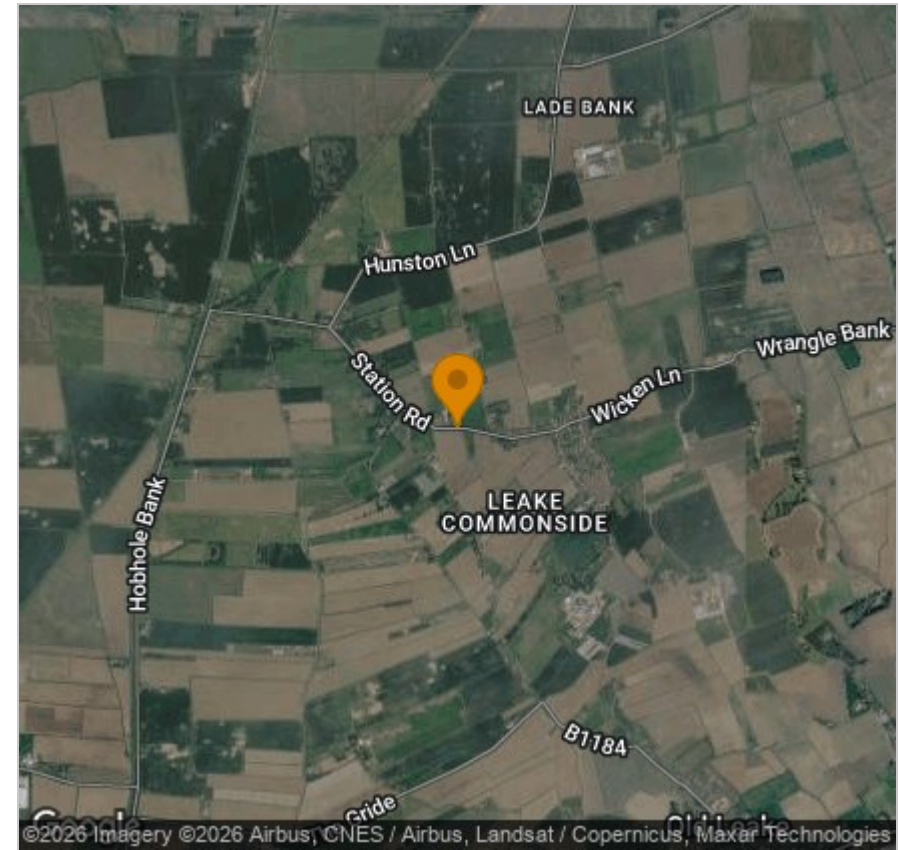
Floor Plan



Main area: Approx. 209.4 sq. metres (2253.5 sq. feet)
 Plus areas approx. 121.1 sq. metres (1311.1 sq. feet)
 Total area: Approx. 330.5 sq. metres (3564.6 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. They produced using PlanIt.

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		78
(55-68) D		
(39-54) E		
(21-38) F	37	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

