



HOLMLEIGH BOSTON, PE22 7PF

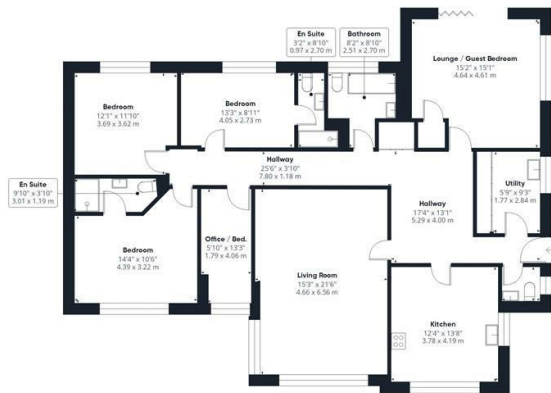
£410,000
FREEHOLD

Holmleigh is an excellently presented, versatile, 3/4 bedroom bungalow plus office, that will meet the requirements of a range of potential purchasers. Set to a plot exceed a quarter of an acre (sts), the property enjoys an East-West orientation, with triple glazing throughout; set back from the road in this attractive, well-located village.

Leading off the spacious, square hallway are the excellently appointed, modern, kitchen and then open living – dining room, alongside a separate, flexible lounge or guest bedroom. A utility and cloakroom complement the living space; with the hallway continuing down to three further bedrooms, two comfortable doubles with en suite shower rooms, further double bedroom, an office space or fourth bedroom and the well-laid-out family bathroom.

Complete with driveway parking for multiple vehicles, including a motorhome, and double garage, the property is situated within two miles of the well serviced village of Mareham Le Fen. The larger market town of Horncastle and its full range of services and amenities, including schools, doctors surgery and supermarkets, lies approximately four miles away – with a bus service through the village running to both the secondary Banovallum School and prestigious Queen Elizabeth's Grammar School. A wealth of countryside walks emanate from the village.

BELL



Ground Floor Building 1



Ground Floor Building 2

BELL

Approximate total area^m
2039 ft²
189.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

EPC Rating: D Council Tax Band: D

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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