

# BRUCE MATHER

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## INDEPENDENT ESTATE AGENT



**21 Lime Walk, Old Leake, PE22 9GB**

**Asking Price £170,000**

Presenting this welcoming and practical three-bedroom property, in the peaceful out-of-town village of Old Leake. Downstairs, you are presented with a kitchen, a convenient W/C, and a bright and spacious lounge/diner with patio doors that lead out to the private garden. Upstairs, the property features three bedrooms and a family bathroom, benefiting from a bath and separate shower.

The property also benefits from a garage and off-road parking for three cars and is ideally situated just a short walk from the local primary and secondary schools. You will also find everyday essentials nearby, with a Co-op, fish & chip shop, hairdresser, and cozy coffee shop all within walking distance. Please call Bruce Mather Estate Agents to arrange your viewing on 01205 365032.



Floor Plan



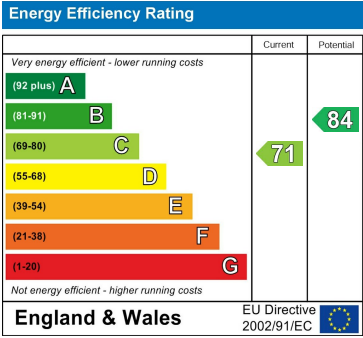
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Area Map



Energy Efficiency Graph



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