



 **NEWTON**  
**FALLOWELL**

Country View, Caleb Hill Road, Old Leake - PE22 9QB  
£295,000

# Country View, Caleb Hill Road

Old Leake, Boston

Enjoying a generous plot of approximately 0.16 acre (subject to survey) in a sought-after village location, this attractive detached bungalow benefits from a delightful open outlook across fields to the rear and offers spacious, well-presented accommodation with excellent versatility.

The accommodation comprises a welcoming entrance hall, a comfortable lounge, a well-appointed breakfast kitchen, dining room, separate utility room, cloakroom, principal bedroom with en-suite shower room, a further double bedroom and a family bathroom with both a bath and separate shower. The dining room offers excellent flexibility and could be easily converted into a third bedroom if required, making the property ideal for a variety of lifestyles.

Outside, a block-paved driveway provides ample off-road parking and leads to a double garage, while the beautifully landscaped rear garden provides a peaceful space to relax and enjoy the uninterrupted countryside views.

Further benefits include an air source heat pump, newly installed in 2026, together with solar panels, helping to improve the property's energy efficiency and reduce running costs.

Old Leake is a well-served and highly regarded Lincolnshire village offering an excellent range of everyday amenities including schools, shops, a medical centre, pubs and leisure facilities. Surrounded by open countryside and lying just a short drive from both Boston and the Lincolnshire coast, the village combines a welcoming community atmosphere with the convenience of excellent local services, making it an ideal location for families, professionals and retirees alike.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C





## ACCOMMODATION

Part glazed entrance door through to the:

### ENTRANCE HALL

Having coved ceiling, radiator, wood panelling effect to dado height and two built-in storage cupboards.

### LOUNGE

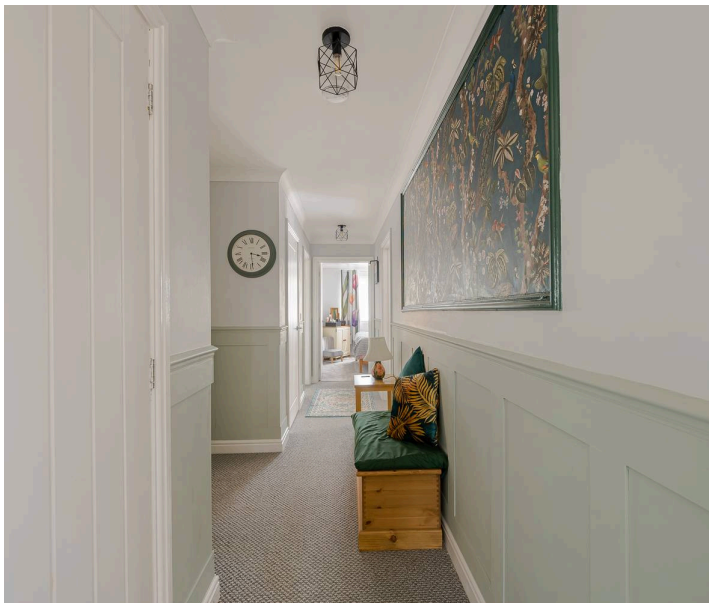
20' 9" x 11' 7" (6.32m x 3.52m)

Having two windows to front elevations, window to side elevation, coved ceiling, two radiators and fireplace with inset electric wood burner effect fire.

### BREAKFAST KITCHEN

13' 7" x 10' 0" (4.14m x 3.06m)

Having window to front elevation, coved ceiling with inset ceiling spotlights, radiator and luxury vinyl flooring. Fitted with a range of base & wall units with work surfaces & upstands comprising: 1 1/4 bowl composite sink with drainer & mixer tap inset to work surface, cupboards, drawers, wine rack & integrated dishwasher under, cupboards over. Work surface return with space for electric range style cooker, cupboards under, cupboards & extractor over. Further work surface return with cupboard under, tall unit to side housing integrated fridge & freezer. Further work surface forming breakfast bar with cupboard & drawers under. Archway to the:





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### DINING ROOM

13' 8" x 10' 1" (4.16m x 3.07m)

Having french doors to rear elevation & garden, coved ceiling, radiator and dado rail.

### UTILITY

10' 5" x 7' 10" (3.17m x 2.39m)

Having part glazed stable style door to side elevation, coved ceiling, radiator, extractor, work surface with tiled splashback, inset stainless steel sink & drainer, space & plumbing for automatic washing machine & cupboards under, cupboards over.

### CLOAKROOM

Having window to side elevation, coved ceiling, radiator, extractor, work surface, close coupled WC and pedestal hand basin.





### MASTER BEDROOM

15' 3" x 10' 4" (4.66m x 3.16m)

Having window to rear elevation, coved ceiling and radiator.

### EN-SUITE

Having window to side elevation, radiator, extractor, tiled walls, shower enclosure with mixer shower fitting, hand basin inset to vanity unit with cupboard under and WC with concealed cistern.



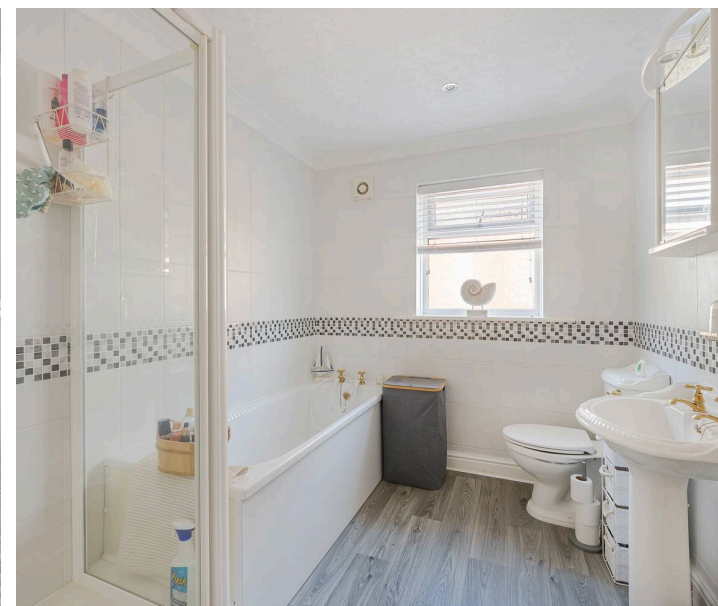
## BEDROOM TWO

14' 1" x 9' 11" (4.28m x 3.02m)

(max) Having window to rear elevation, coved ceiling, radiator and access to roof space.

## BATHROOM

Having window to side elevation, coved ceiling with inset ceiling spotlights, heated towel rail, extractor, tiled walls, shower enclosure with mixer shower fitting, panelled bath, close coupled WC and pedestal hand basin.





## EXTERIOR

To the front of the property a block paved driveway provides off-road parking leading to double gates which open to a continuation of the block paved driveway leading down the side of the property to the:

## DOUBLE GARAGE

18' 10" x 18' 5" (5.74m x 5.61m)

(max) Having two up-and-over doors, light & power. Part of the garage is partitioned off for use as a workshop/storage.

## REAR GARDEN

Being enclosed and landscaped. Having an artificial grass area, shaped lawn with borders and a central bed, paved area to the side of the garage with a greenhouse and outside power points.

## THE PLOT

The property occupies a plot of approximately 0.16 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.



## SERVICES

The property has mains electricity, water and drainage connected. Heating is via an air source heat pump (new 2026) serving radiators and the property is double glazed. The current council tax is band D. The property also has solar panels which are owned and were new in 2026.

## LIFETIME LEGAL

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £72 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

## AGENT'S NOTES

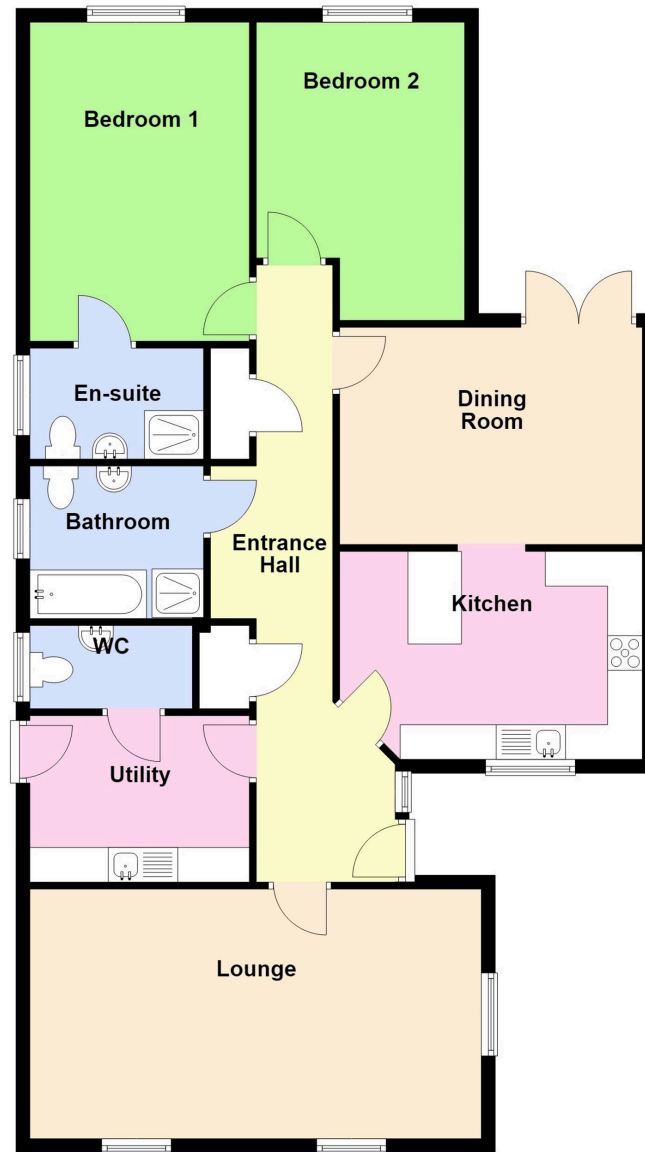
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Total area: approx. 115.9 sq. metres (1247.6 sq. feet)

## Newton Fallowell Estate Agents

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