BRUCE MATHER

INDEPENDENT ESTATE AGENT









12 St. Marys Way, Boston, PE22 9ND

Asking Price £230,000

A modern and beautifully presented detached family home offering approximately 1,300 sq ft of versatile living accommodation, with four or five bedrooms, two bathrooms, conservatory, garden and ample parking. Presented in move-in condition and situated in the popular Lincolnshire village of Old Leake, this superb property offers plenty of space for modern family life.

The ground floor provides a particularly flexible layout, featuring a modern fitted kitchen with integrated appliances, a useful utility room, downstairs cloakroom and a versatile bedroom which could also be used as a home office or additional reception space. The impressive living accommodation continues with a lounge, separate dining area and conservatory, creating a generous and sociable space overlooking the garden.

Upstairs are four further bedrooms, providing excellent flexibility for families, guests or working from home, together with two bathrooms including an en-suite, offering convenience for busy family living. The property's adaptable layout means it can comfortably be used as either a four or five-bedroom home depending on individual requirements.

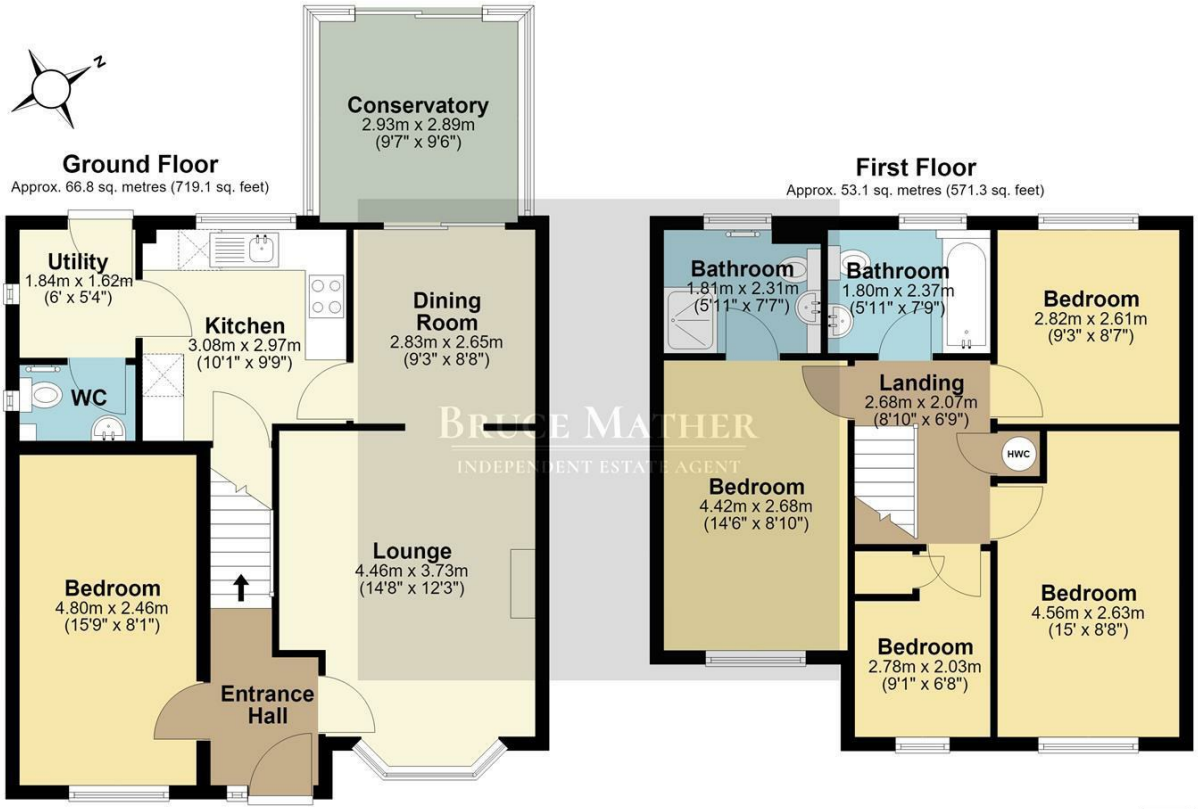
Outside, the property benefits from a garden and ample off-road parking, making it particularly practical for family life.

The location is another key feature, with the property situated within easy walking distance of Old Leake's primary and secondary schools. The village also provides a range of everyday amenities, including a Co-op, fish and chip shop, hairdresser and cosy coffee shop, all conveniently close by.

A fantastic modern family home offering generous and flexible accommodation, excellent local amenities and a convenient village location. Presented in move-in condition, early viewing is highly recommended to fully appreciate the space and versatility on offer.

Please contact Bruce Mather Estate Agents on 01205 365032 or sales@brucemather.co.uk to arrange your viewing or for further information.

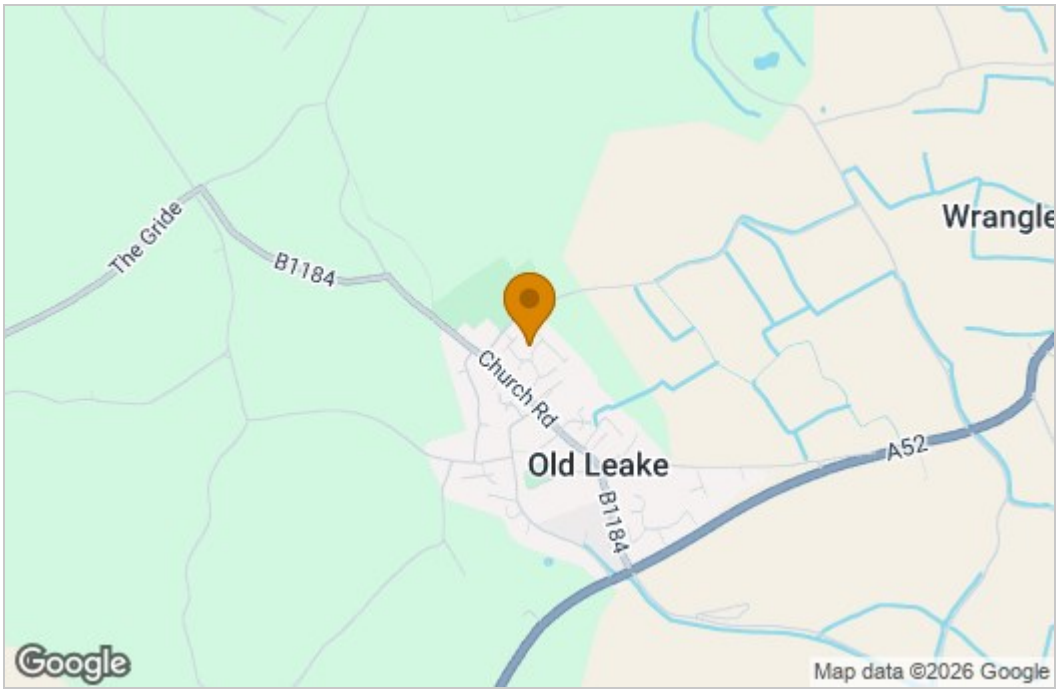
Floor Plan



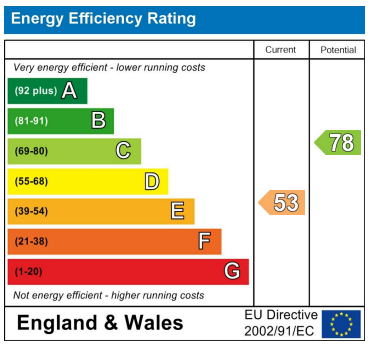
Total area: approx. 119.9 sq. metres (1290.3 sq. feet)

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 any contract.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





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