

NEWTON FALLOWELL

Southern Cottage, Outgate Road, Leverton - PE22 0BJ

£160,000

Southern Cottage, Outgate Road

Leverton, Boston

A semi-detached house enjoying a semi-rural village location with an open view to the rear. The accommodation comprises a dining kitchen, WC and lounge to the ground floor, with three bedrooms and a bathroom to the first floor. Outside, there is ample off-road parking, a good-sized lawned garden and a useful timber-built stable block. The property benefits from oil-fired central heating and double glazing and is offered for sale with **NO CHAIN**.

Council Tax band: A

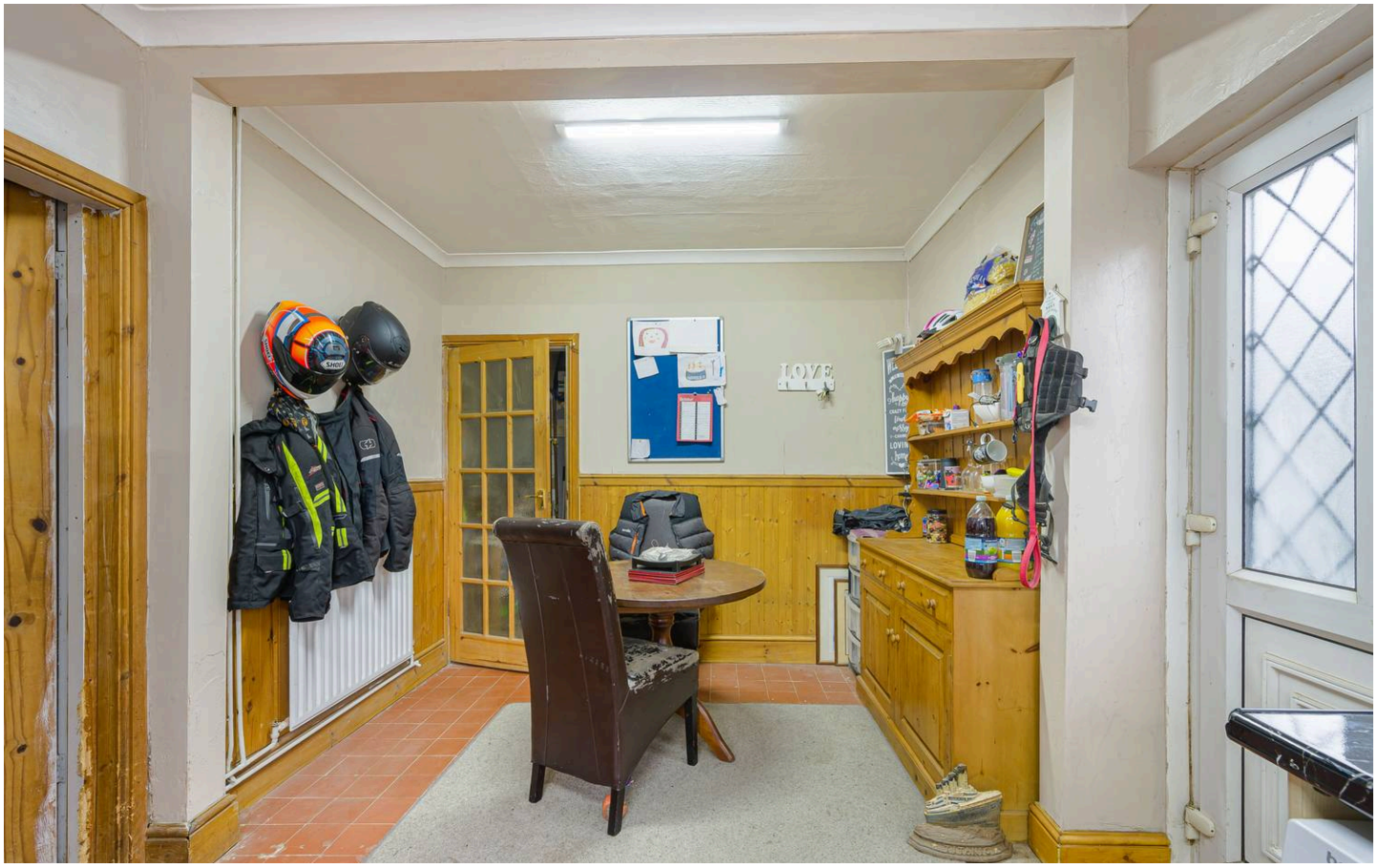
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



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ACCOMMODATION

Part glazed entrance door through to the:

KITCHEN

16' 0" x 9' 6" (4.88m x 2.90m)

Having windows to front & side elevations, coved ceiling, radiator and quarry tiled floor. Work surface with tiled splashback, stainless steel sink & drainer, space & plumbing for automatic washing machine, space for cooker and upright fridge/freezer.

WC

6' 4" x 2' 11" (1.93m x 0.88m)

Having window to front elevation and low level WC.

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LOUNGE
15' 7" x 14' 8" (4.76m x 4.46m)
Having french doors to side elevation, coved ceiling, two radiators, wood effect flooring, access to staircase rising to first floor and brick-built fireplace



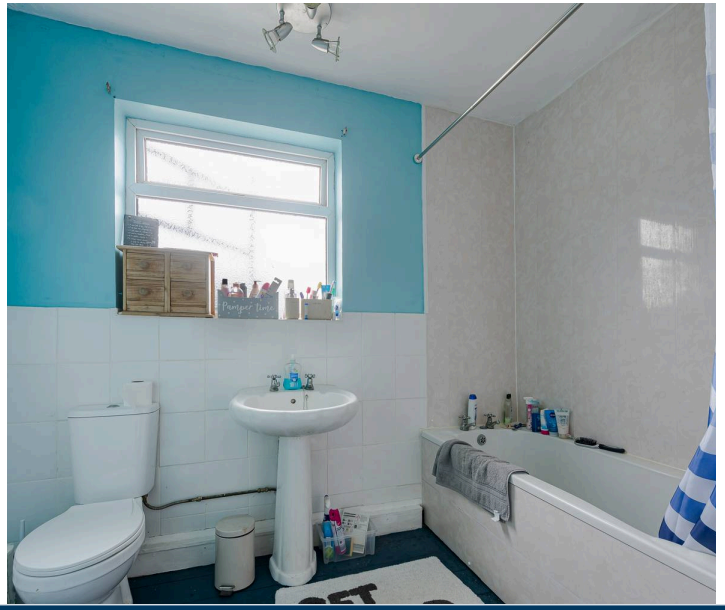




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FIRST FLOOR LANDING

BEDROOM ONE
13' 9" x 12' 1" (4.20m x 3.69m)
Having window to side elevation, radiator and built-in cupboard over stairs.

BEDROOM TWO
9' 11" x 9' 6" (3.02m x 2.89m)
Having window to front elevation and radiator.

BEDROOM THREE
9' 6" x 9' 0" (2.89m x 2.75m)
Having window to front elevation and radiator.

BATHROOM
9' 4" x 8' 10" (2.85m x 2.68m)
Having window to side elevation, panelled bath with shower fitting over, close coupled WC and pedestal hand basin.

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EXTERIOR

Gated access to a driveway leads to the rear of the property where there is a concrete area providing off-road parking and hardstanding. The garden is majority laid to lawn with a paved patio and oil storage tank. There is also gated access to the side of the property where there is a block paved footpath and small lawned area.

STABLES

29' 6" x 9' 10" (9.00m x 3.00m)

Of timber construction with attached 2.48m x 2.44m store.

SERVICES

The property has mains electricity and water connected. Drainage is to a septic tank. Heating is via an oil fired boiler serving radiators. The current council tax is band A.

LIFETIME LEGAL

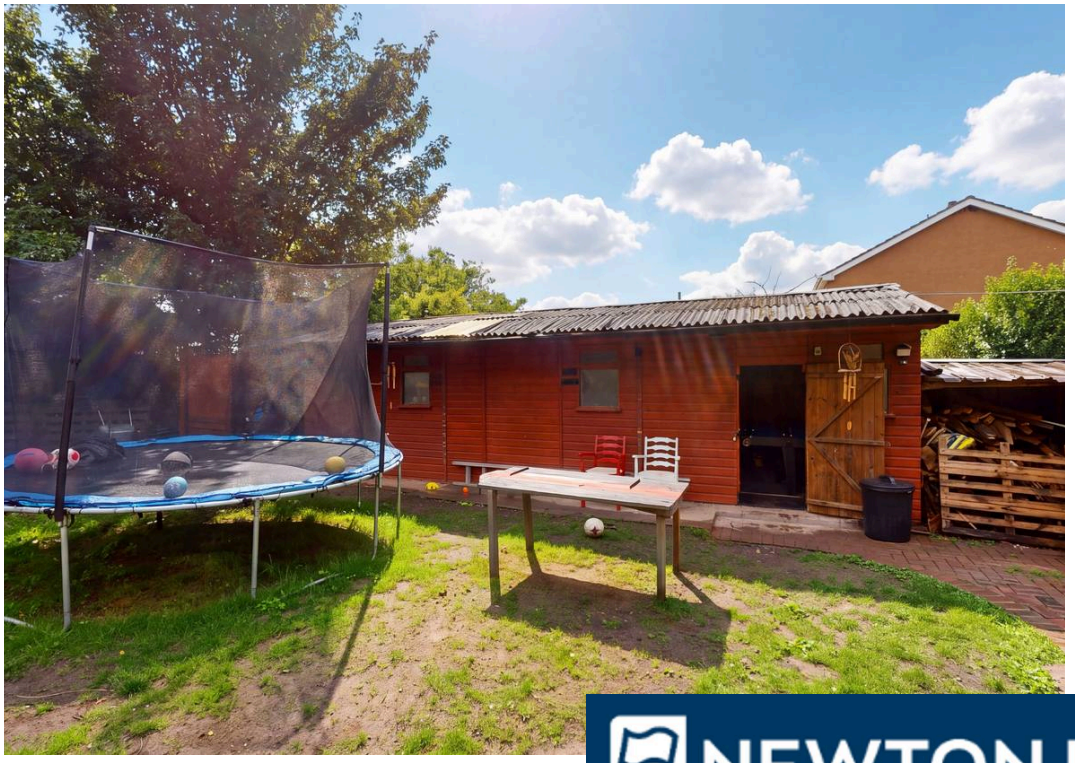
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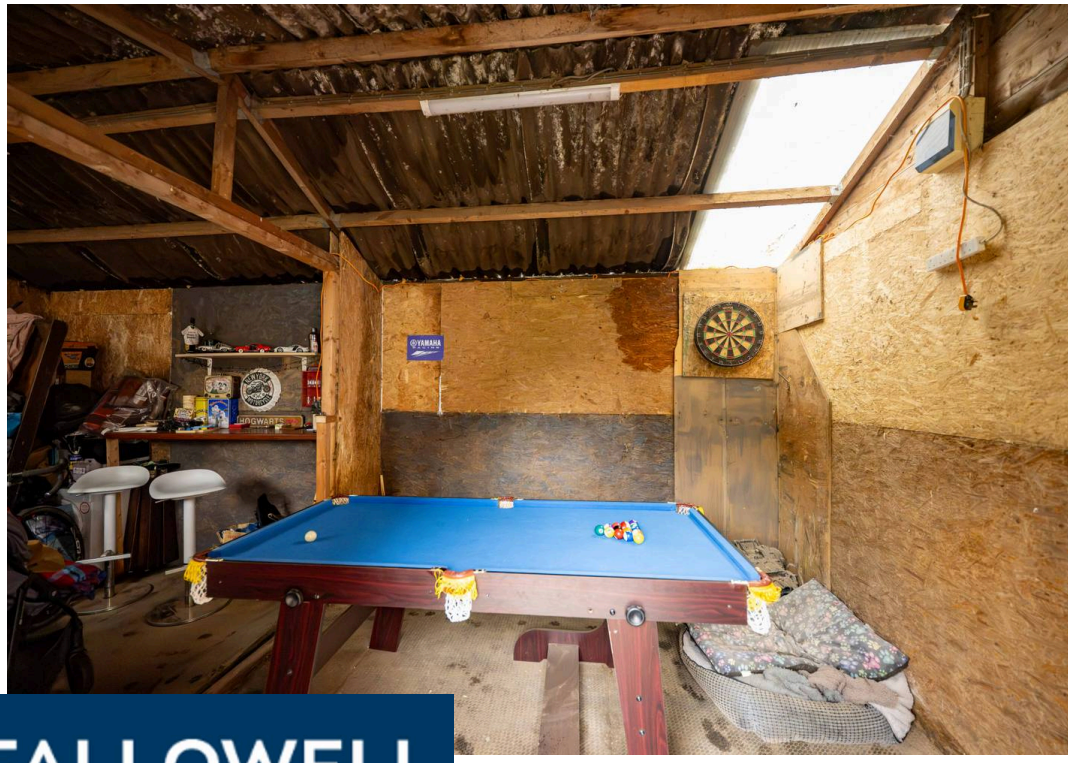
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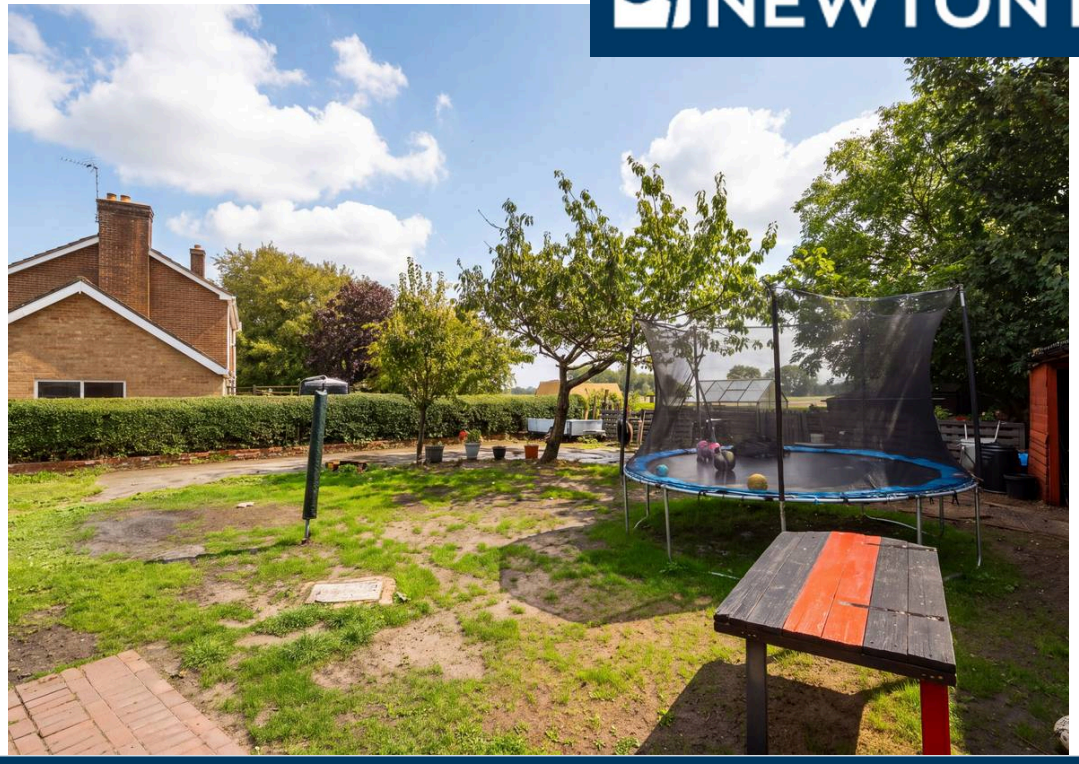




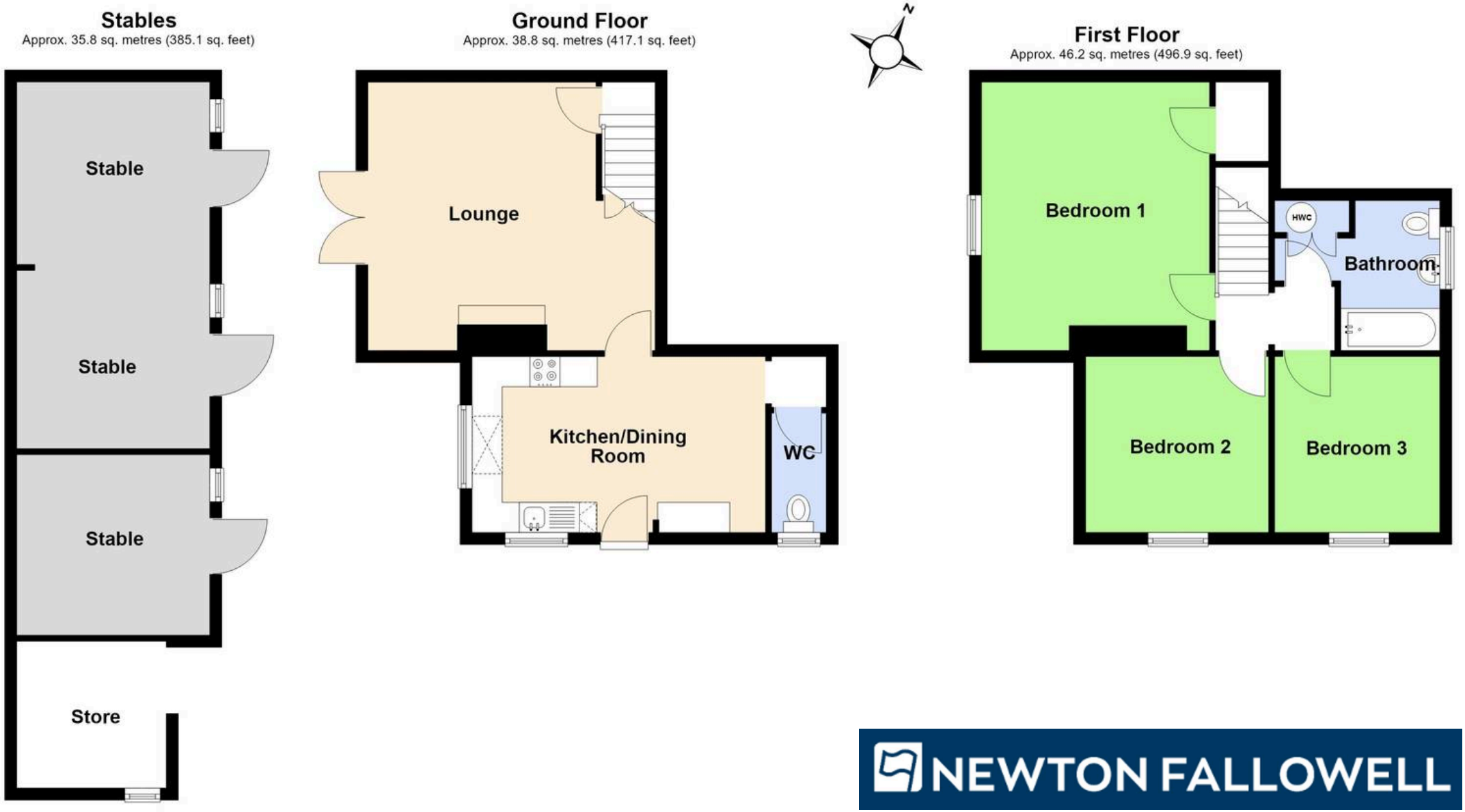




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