



 **NEWTON**  
**FALLOWELL**

14 Lime Walk, Old Leake - PE22 9GB  
£170,000

## 14 Lime Walk

Old Leake, Boston PE22 9GB - £190,000.

A three storey terrace house in a popular village location. Having accommodation comprising: entrance hall, lounge, dining kitchen and cloakroom to ground floor. Two bedrooms and bathroom with separate shower to first floor. Master bedroom with en-suite to second floor. Outside the property has a front garden, an enclosed rear garden, allocated parking and a garage in a block at the rear. The property benefits from electric heating and double glazing.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





### ACCOMMODATION

Part glazed front entrance door through to the:

### ENTRANCE HALL

Having electric heater and staircase rising to first floor.

### LOUNGE

17' 2" x 10' 5" (5.22m x 3.18m)

Having window to front elevation, coved ceiling, electric heater, glass block window overlooking the dining kitchen and understairs storage cupboard.

### CLOAKROOM

Having electric heater, extractor, close coupled WC and pedestal hand basin.



## DINING KITCHEN

13' 9" x 11' 7" (4.19m x 3.52m)

Having window & french doors to rear elevation, coved ceiling with inset ceiling spotlights, electric heater and wood effect flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboard, space & plumbing for automatic washing machine and dishwasher under. Work surface return with inset electric hob, integrated electric oven cupboards & drawers under, cupboards & stainless steel cooker hood over. Further work surface return with space for fridge & freezer under.

## BATHROOM

Having coved ceiling, heated towel rail, extractor, shaver point, tile effect flooring and tiled splashbacks. Fitted with a suite comprising: fully tiled shower enclosure with mixer shower fitting, panelled bath, close coupled WC and pedestal hand basin.



### FIRST FLOOR LANDING

Having coved ceiling, electric heater, airing cupboard housing hot water cylinder and door to staircase rising to first floor with window to front elevation.

### BEDROOM TWO

11' 7" x 9' 11" (3.54m x 3.01m)

Having two windows to rear elevation, coved ceiling, electric heater and built-in wardrobes.

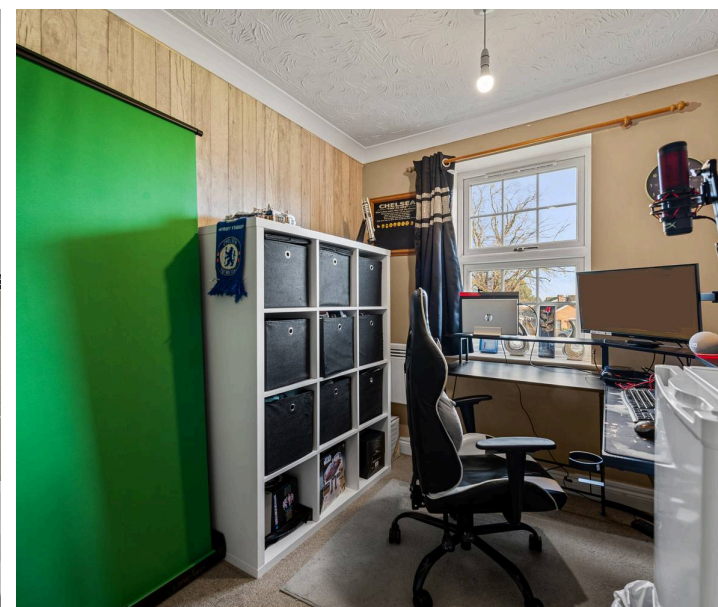
### BEDROOM THREE

9' 11" x 7' 1" (3.03m x 2.16m)

Having window to front elevation, coved ceiling and electric heater.

### BATHROOM

Having coved ceiling, heated towel rail, extractor, shaver point, tile effect flooring and tiled splashbacks. Fitted with a suite comprising: fully tiled shower enclosure with mixer shower fitting, panelled bath, close coupled WC and pedestal hand basin.





### SECOND FLOOR MASTER BEDROOM

20' 2" x 10' 10" (6.15m x 3.31m)

(max) Having dormer style window to front elevation, rooflight to rear elevation, part covered ceiling, electric heater and access to roof space.

### EN-SUITE

Having rooflight to rear elevation, part covered ceiling, heated towel rail, extractor, shaver point, built-in cupboard and tiled floor. Fitted with a suite comprising: shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.





 **NEWTON FALLOWELL**



## EXTERIOR

To the front of the property there is a lawned garden with a footpath leading to the front entrance door enclosed by wrought iron railings with a pedestrian hand gate.

## GARAGE

To the rear of the property there is a garage in a block and allocated parking.

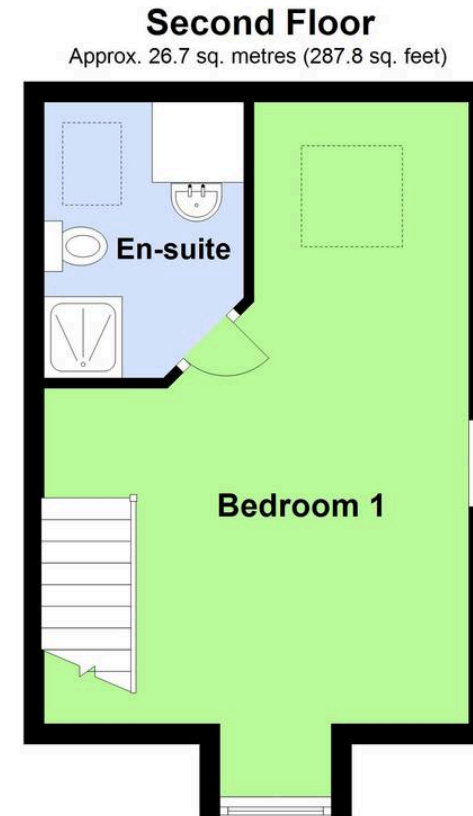
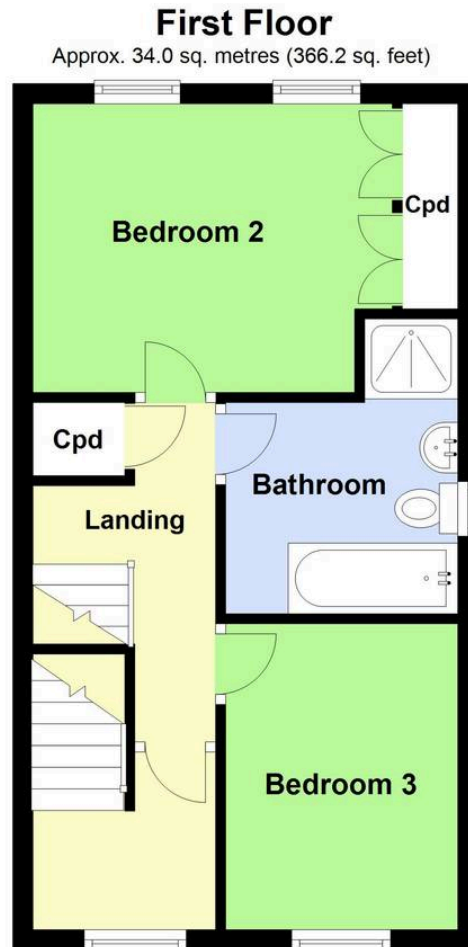
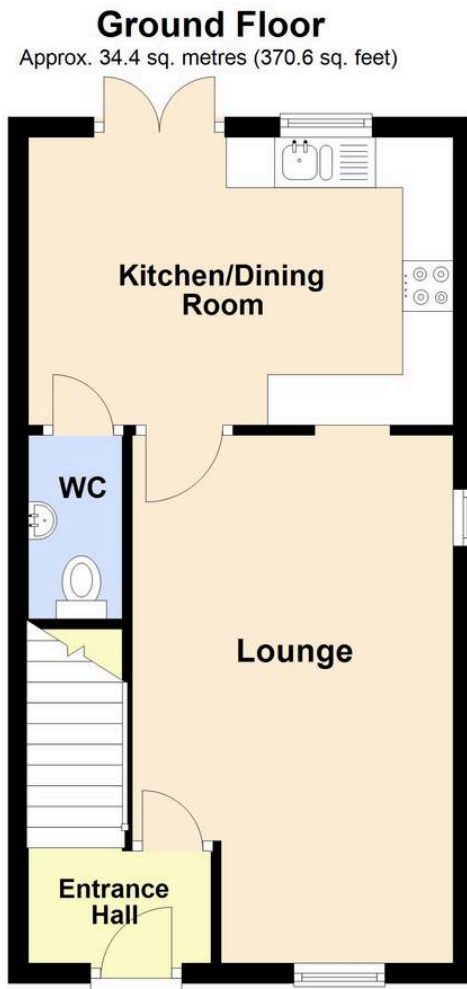
## SERVICES

The property has mains electricity, water and drainage connected. Heating is via electric heaters and the property is double glazed. The current council tax is band B.

## 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.





Total area: approx. 95.2 sq. metres (1024.6 sq. feet)

## Newton Fallowell Estate Agents

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