



Crackholt Lodge, Crackholt Lane, Old Leake, Boston, PE22 9LR



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Freehold

£225,000



## Key Features

- Detached three bedroom bungalow
- Lounge, dining kitchen & utility
- WC & bathroom
- Driveway & garage
- Plot approx. half an acre (STS)
- Agricultural Habitation Clause
- Village location with open views
- EPC rating E – NO CHAIN







A detached bungalow on a plot of approximately half an acre, subject to survey and with open views to the front and rear. The property has an Agricultural Habitation Clause and is in need of updating. Comprising: porch, entrance hall, lounge, dining kitchen, rear porch, utility with WC off, three bedrooms and bathroom. Outside the property stands in lawned gardens with a driveway providing ample off-road parking & hardstanding and a garage. NO CHAIN

#### ACCOMMODATION

Glazed front entrance door with side screen to the:

#### PORCH

Having tiled floor and further glazed door with side screen through to the:

#### ENTRANCE HALL

Having coved ceiling, radiator and built-in cupboard.

#### LOUNGE

5.8m x 4.39m (19'0" x 14'5")

Having window to front elevation, french doors to side elevation & garden, coved & textured ceiling, two radiators, wall light points and fireplace with tiled hearth.

#### DINING KITCHEN

5.79m x 2.99m (19'0" x 9'10")

Having window to side elevation, coved ceiling, two radiators and built-in cupboard. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboards & drawers under. Work surface return with inset electric hob, cupboards under, extractor over, tall unit to side housing integrated electric double oven with cupboards under & over. Further work surface return with cupboard & drawers under, cupboards over and space for upright fridge/freezer to side,

#### REAR PORCH

Having glazed door with side screens to side elevation

#### UTILITY

4.23m x 3.01m (13'11" x 9'11")

(max) Having window & door to side elevation and oil fired boiler providing for both domestic hot water & heating. Work surface with inset stainless steel sink & drainer with mixer tap, cupboard, space & plumbing for automatic washing machine under. Further work surface with cupboards & appliance space under, cupboards over. Further work surface with cupboard & drawers under.





#### WC

Having window to side elevation and low level WC.

#### BEDROOM ONE

3.73m x 3.39m (12'2" x 11'1")

Having window to front elevation, coved ceiling, radiator and built-in wardrobes with overhead cupboards.

#### BEDROOM TWO

3.73m x 3.39m (12'2" x 11'1")

Having window to front elevation, coved ceiling and radiator.

#### BEDROOM THREE

3.39m x 2.67m (11'1" x 8'10")

Having window to rear elevation, coved ceiling and radiator.

#### BATHROOM

Having window to rear elevation, coved ceiling, radiator, tiled walls and built-in airing cupboards. Fitted with a suite comprising: shower enclosure with electric shower fitting, panelled bath, close coupled WC and pedestal hand basin.





### EXTERIOR

To the front of the property there is a lawned garden. A driveway provides ample off-road parking & hardstanding and extends to the rear of the property to the:

### GARAGE

Having up-and over door, light and power.

### REAR GARDEN

Being enclosed and majority laid to lawn with mature trees, a greenhouse and garden shed.

### THE PLOT

The property occupies a plot of approximately half an 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 and water connected. Drainage is to a septic tank (believed to be non-compliant). Heating is via an oil fired boiler serving radiators. The current council tax is band C.

### LOCAL AREA

The property is situated in Old Leake, within the northern area of Boston. Old Leake is known for its balance of rural charm and accessible local amenities. The surroundings provide a sense of community and convenience, ensuring residents can enjoy both tranquil countryside and essential facilities. The wider Boston area is well-served by transport links, educational establishments, and recreational opportunities, making this an appealing location for a variety of purchasers.

### VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

### LIFETIME LEGAL

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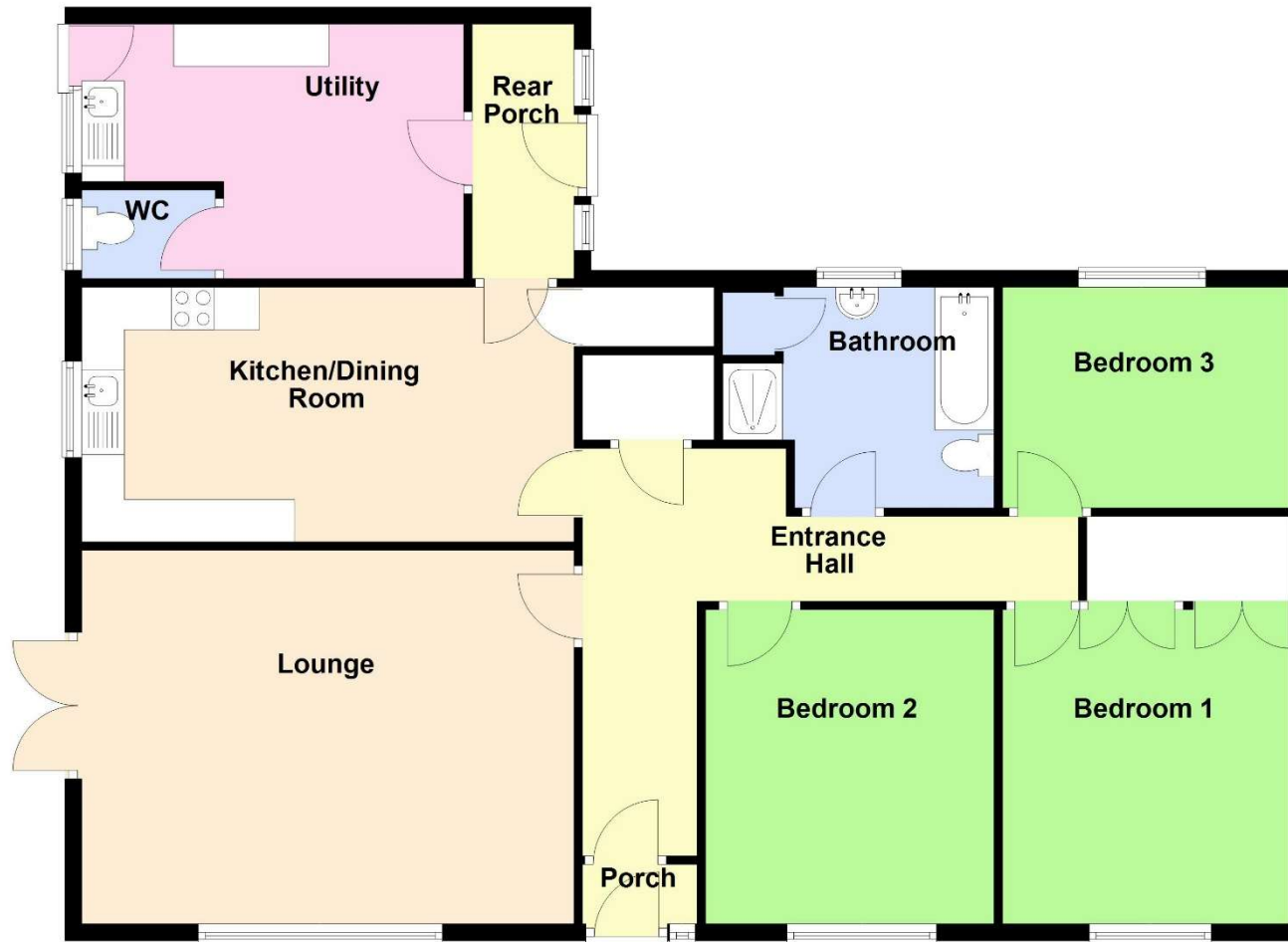
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## Floorplan



Total area: approx. 124.9 sq. metres (1343.9 sq. feet)



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### AGENT'S NOTES

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