



 **NEWTON**  
**FALLOWELL**

2 Millersview, Old Leake - PE22 9QR

In Excess of £280,000

## 2 Millersview

Old Leake, Boston

Tucked away in a peaceful cul-de-sac in the highly desirable village of Old Leake, this modern and spacious detached bungalow offers superbly presented, versatile accommodation ideal for comfortable family living or downsizing alike.

Step inside to a welcoming entrance hall leading to a generous 19' lounge, perfect for relaxing or entertaining guests. The stylish breakfast kitchen provides ample space for dining and everyday living, complemented by a practical utility room for added convenience.

The property boasts a well-proportioned master bedroom with en-suite shower room, along with two further double bedrooms and a family bathroom, offering flexible space for family, visitors or a home office.

Outside, the home continues to impress. A large lawned front garden enhances its kerb appeal, while a driveway provides ample off-road parking and leads to a garage. To the rear, you'll find an enclosed garden, ideal for children, pets or simply enjoying outdoor relaxation in privacy.

Further benefits include oil-fired central heating and double glazing throughout.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C





## ACCOMMODATION

Part glazed front entrance door with side screen through to the:

## ENTRANCE HALL

Having coved ceiling, radiator, wood effect flooring, access to roof space, built-in cupboard and built-in airing cupboard housing hot water cylinder with shelving.

## LOUNGE

19' 9" x 11' 10" (6.02m x 3.61m)

Having bow window to front elevation, french doors to rear elevation & garden, coved ceiling, radiator and fireplace with marble back & hearth, inset electric wood burner effect fire and marble surround.

## DINING KITCHEN

12' 8" x 11' 3" (3.86m x 3.43m)

Having window to rear elevation, coved ceiling with inset ceiling spotlights, radiator and tiled floor. Fitted with a range of base & wall units with work surfaces and tiled splashbacks comprising: 1 1/4 bowl ceramic sink with drainer & mixer tap inset to work surface, cupboards, drawers and space for dishwasher under, cupboards and open ended shelving over. Work surface return with inset ceramic hob, integrated electric double oven, cupboards and drawers under, cupboards and concealed extractor over, tall larder style unit to one side.





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### UTILITY

Having part glazed door to rear elevation, coved ceiling, radiator, tiled floor, work surface with tiled splashback, cupboards, space & plumbing for automatic washing machine under, wall mounted oil fired boiler providing for both domestic hot water and heating over.

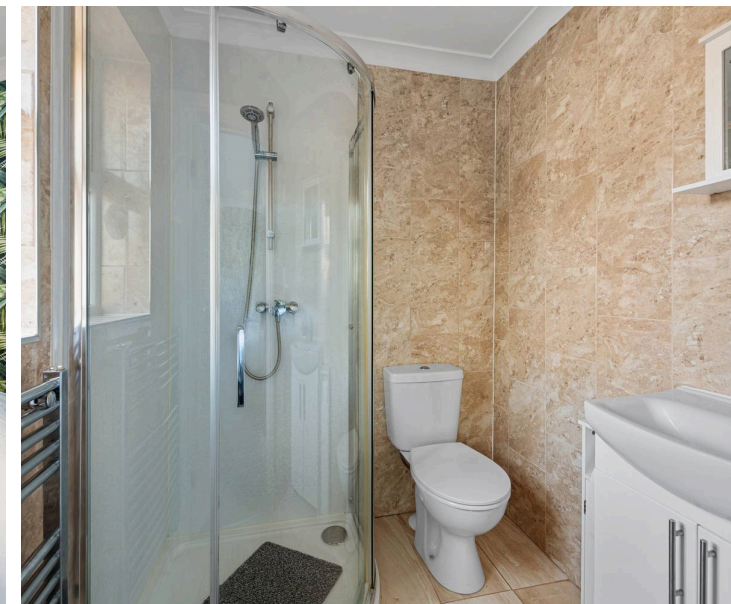
### MASTER BEDROOM

11' 0" x 10' 10" (3.35m x 3.30m)

Having window to side elevation, coved ceiling, radiator, television aerial connection point and built-in double wardrobe.

### EN-SUITE

Having window to side elevation, coved ceiling with inset ceiling spotlights, heated towel rail, extractor fan, tiled walls and tiled floor. Fitted with a suite comprising: shower enclosure with mixer shower fitting & mermaid board splashback, close coupled WC and wash hand basin inset to vanity unit with cupboard under.





### **BEDROOM TWO**

11' 0" x 11' 0" (3.35m x 3.35m)

Having window to front elevation, coved ceiling and radiator.

### **BEDROOM THREE**

11' 0" x 8' 1" (3.35m x 2.46m)

Having window to front elevation, coved ceiling, radiator and built-in double wardrobe.

### **BATHROOM**

Having window to side elevation, coved ceiling with inset ceiling spotlights, heated towel rail, extractor, tiling to dado height and tiled floor. Fitted with a white suite comprising: panelled bath with central mixer tap and shower attachment, close coupled WC and hand basin inset to vanity unit with cupboard under.



## EXTERIOR

The property is accessed via a private road which leads to the front of the property where there is a large lawn with mature borders. A gravelled driveway provides ample off-road parking and leads to a block paved area in front of the:

## GARAGE

19' 9" x 8' 10" (6.02m x 2.69m)

Having electric roller door, part glazed door to side elevation & garden, light and power.

## REAR GARDEN

Being fully enclosed with gated access from the front. Having a shaped lawn with borders, paved patio & footpaths, timber log cabin, garden shed, outside tap and lighting.

## SERVICES

The property has mains electricity, water and drainage connected. Heating is via an oil fired boiler served by radiators and the property is double glazed. The current council tax is band C.

## 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.





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## Ground Floor

Approx. 113.8 sq. metres (1224.6 sq. feet)



Total area: approx. 113.8 sq. metres (1224.6 sq. feet)

## Newton Fallowell Estate Agents

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