



4 Millers View

Occupying a quiet position within a quiet cul-de-sac of just seven properties, this established detached bungalow is approached via a private block-paved driveway and offers well-presented accommodation throughout. The property benefits from three double bedrooms, including a principal bedroom with en-suite facilities, together with a spacious lounge, an attractive kitchen diner fitted with integrated appliances, a separate utility room, and a conservatory overlooking the garden.

Externally, the property enjoys a beautifully established rear garden which is not overlooked, being mainly laid to lawn and complemented by a greenhouse, summer house, and an abundance of mature flowering plants, shrubs, and bushes.

Offered to the market with no onward chain, this is an excellent opportunity to acquire a well-maintained bungalow in a peaceful semi-rural village setting.

No Chain

EPC - D

Council Tax Band - C

Drainage - Mains

[Type here]



Entrance Porch – A uPVC entrance door leading into the porch with tiled flooring, open plan through to the main entrance hall.

Entrance Hall – A spacious and welcoming hallway with tiled flooring, radiator, loft access, generous built-in storage cupboard with hanging rail, and a separate airing cupboard housing the hot water cylinder with shelving for linen and towels.

Lounge – 17'8" x 11'8" (5.39m x 3.56m) – A uPVC double glazed window to the front aspect with fitted blinds, radiator, and feature fireplace incorporating a decorative surround, back panel, and electric coal-effect fire.

Kitchen/Dining Room – 14'8" x 10'4" (4.46m x 3.16m) – Fitted with a comprehensive range of work surfaces with cupboards and drawers beneath and matching wall-mounted units. Integrated appliances include a fan-assisted oven, hob with extractor canopy over, dishwasher, and fridge freezer. Tiled flooring and UPVC double glazed windows to the side and rear aspects.



Utility Room – 7'5" x 5'5" (2.27m x 1.66m) – Fitted work surface with cupboards beneath, wall-mounted storage cupboards, space and plumbing for a washing machine and tumble dryer, and wall-mounted oil-fired central heating boiler.

Conservatory – 9'7" x 11'4" (2.91m x 3.45m) – Constructed of brick and UPVC with fitted blinds, radiator, and French doors opening onto the rear garden, creating a comfortable year-round living space.

Bedroom One – 10'0" x 13'0" (3.06m x 3.95m) – Double glazed window overlooking the rear garden, radiator. A four-door free-standing wardrobe with hanging rails and shelving can be included within the sale.

En-Suite Shower Room – 3'10" x 9'1" (1.18m x 2.76m) – Fully tiled and fitted with a shower enclosure, wash hand basin, and low-level WC.

Bedroom Two – 9'5" x 11'8" (2.86m x 3.56m) – Double glazed window to the front aspect with fitted blinds, radiator, and fitted double wardrobe with hanging rail and shelving.

Bedroom Three – 10'0" x 8'6" (3.06m x 2.58m) – A further double bedroom with double glazed window to the rear aspect and radiator.

Bathroom – 10'0" x 5'10" (3.06m x 1.78m) – Fitted with a three-piece white suite comprising panelled bath with shower over, pedestal wash hand basin, and low-level WC. Tiled flooring and UPVC double glazed window to the rear aspect.

Outside – The property is reached via a private block-paved approach shared between just seven properties. Each property contributes £200 per annum towards the maintenance and lighting of the driveway through a residents' management company.

To the front, there is ample off-road parking with a block paved driveway leading to the **Garage – 18'3" x 9'2" (5.56m x 2.80m)** – Single garage with remote control electric door, power and lighting.

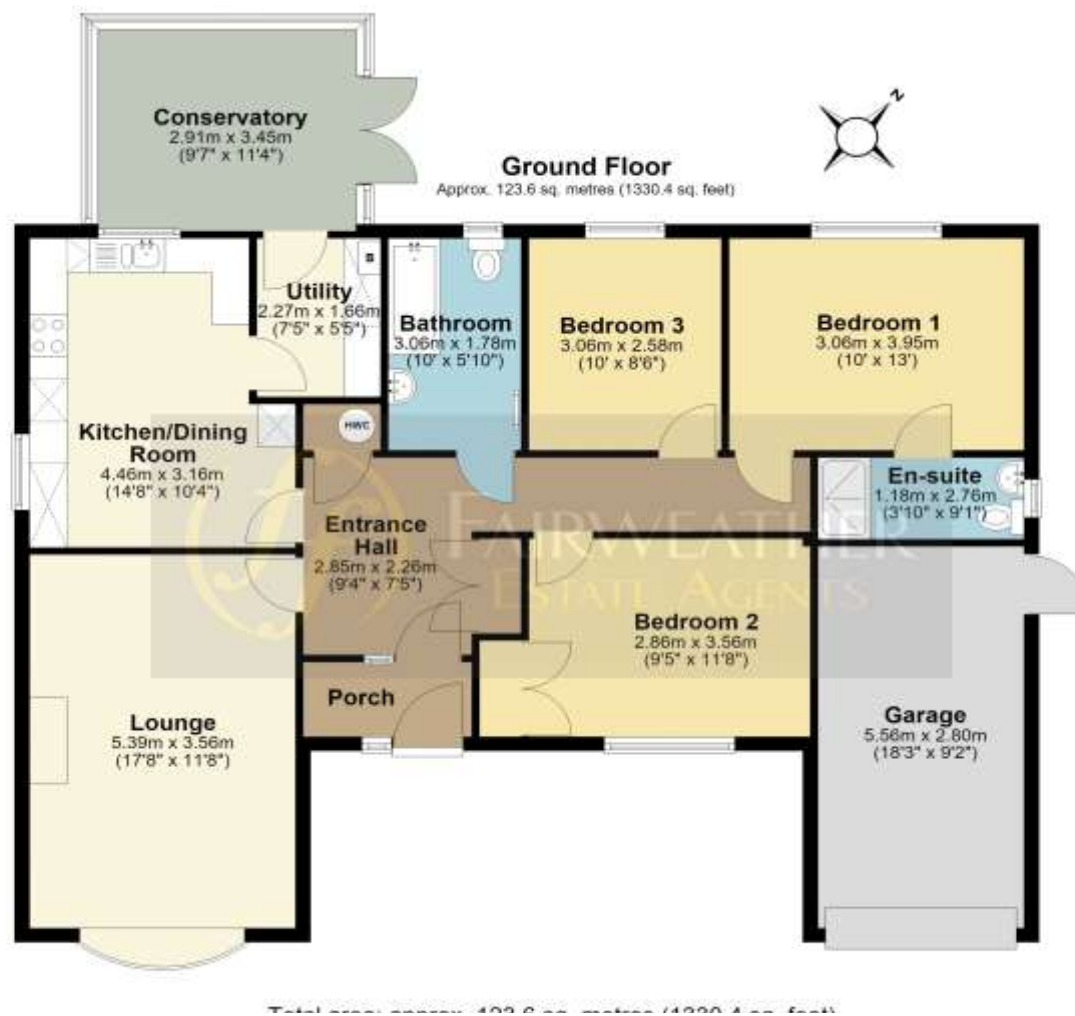
The front garden is mainly laid to lawn with established rose beds and mature planting.

The enclosed rear garden enjoys a high degree of privacy and is not overlooked by neighbouring properties. Predominantly laid to lawn, it also features paved patio and gravelled seating areas ideal for outdoor entertaining. The borders are well stocked with an attractive variety of mature flowering plants, shrubs, and bushes. To the side of the property are raised vegetable beds and a greenhouse, which is included within the sale.

Location – Old Leake is a popular village situated approximately eight miles north-east of Boston, conveniently positioned just off the A52. The village offers an excellent range of amenities including primary and secondary schools, a GP surgery, family-run public houses, a Co-op convenience store, and takeaway facilities, making it particularly attractive to families and those seeking a village lifestyle. The coastal resort of Skegness is approximately 20 minutes away by car and provides an extensive range of shopping, leisure, and recreational amenities.







Note: All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent. All properties are offered subject to contract or formal lease.

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