

NEWTON FALLOWELL

Tower Lodge, Church Road, Old Leake – PE22 9PB

£400,000

Tower Lodge, Church Road

Old Leake, Boston

Set in an attractive semi-rural position on the outskirts of the village of Old Leake, this three bedroom detached bungalow occupies a generous plot extending to approximately 1.25 acres (subject to survey), enjoying open views to both the front and rear. The well-proportioned accommodation comprises an entrance hall, lounge, inner hall, spacious dining kitchen, utility room, three bedrooms, cloakroom and bathroom with separate shower.

A particular feature is the double garage, which has been converted to provide a substantial family room, together with an additional adjoining room offering further potential for conversion to living accommodation, subject to the necessary planning permission.

Externally, the property benefits from a driveway providing ample off-road parking, a garden area, two paddocks, two stables and a garage, making it an ideal opportunity for those seeking a property with space for equestrian interests or a more rural lifestyle. NO CHAIN

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

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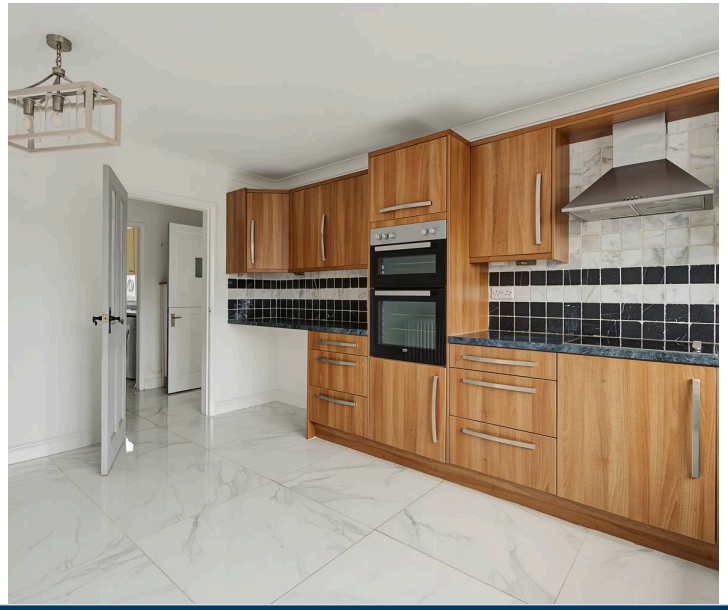



ACCOMMODATION
Part glazed front entrance door with side screen through to the:

ENTRANCE HALL
Having coved ceiling, radiator, tiled floor and archway to the inner hall.

LOUNGE
17' 0" x 11' 11" (5.18m x 3.63m)
Having bow window to front elevation, coved ceiling, radiator and fireplace with tiled back & wooden surround.

INNER HALL
Having coved ceiling, radiator, continuation of tiled floor, access to part boarded roof space, door to garage, walk-in cloaks/storage cupboard and walk-in airing cupboard housing hot water cylinder with shelving.

BREAKFAST KITCHEN
15' 10" x 11' 6" (4.83m x 3.51m)
(max) Having window to side elevation, coved ceiling, radiator and tiled floor. 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, cupboards under. Work surface return with inset electric hob, cupboards & drawers under, cupboards & extractor over, tall unit to side housing integrated electric double oven with cupboards under & over. Further work surface with drawers & appliance space under, cupboards over.

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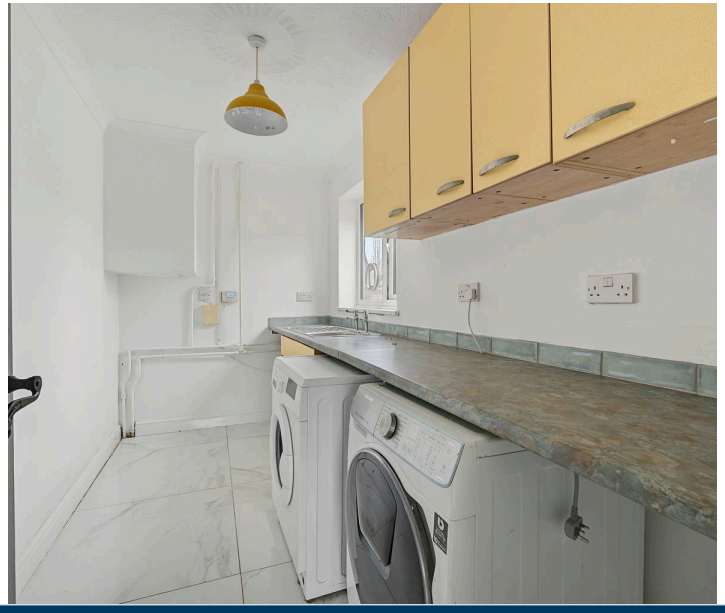
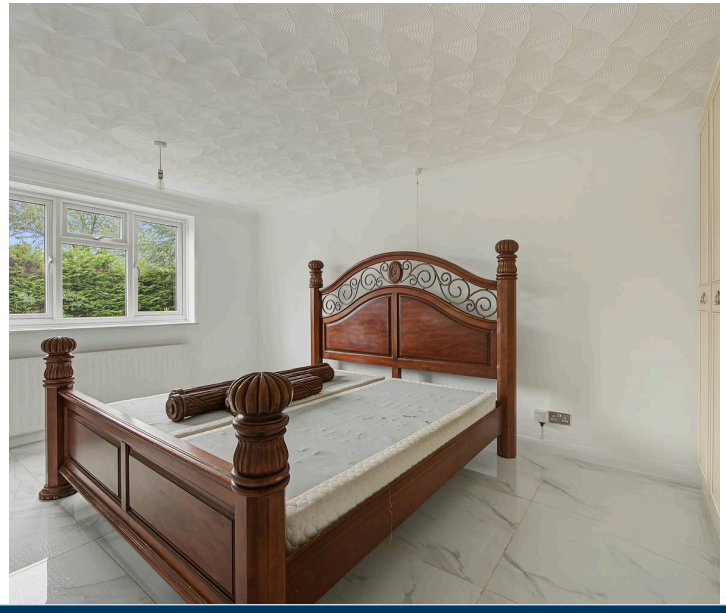
BEDROOM THREE
9' 11" x 9' 9" (3.02m x 2.96m)
Having windows to front & side elevations, coved ceiling, radiator and tiled floor.

UTILITY
11' 9" x 6' 0" (3.57m x 1.83m)
Having window to rear elevation, coved ceiling, radiator, tiled floor, work surface with inset stainless steel sink & drainer, cupboards, space & plumbing for automatic washing machine & tumble dryer under, cupboards over.

BEDROOM ONE
15' 11" x 11' 11" (4.86m x 3.62m)
Having window to front elevation, coved ceiling, radiator, tiled floor and fitted wardrobes.







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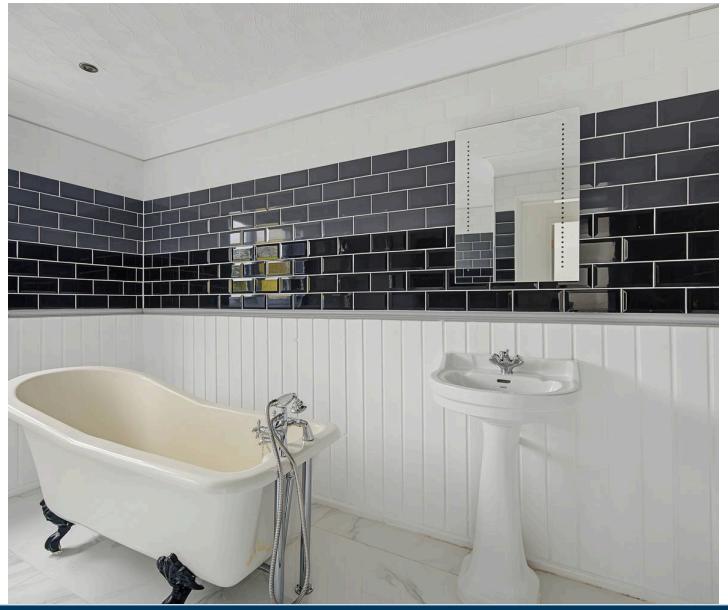

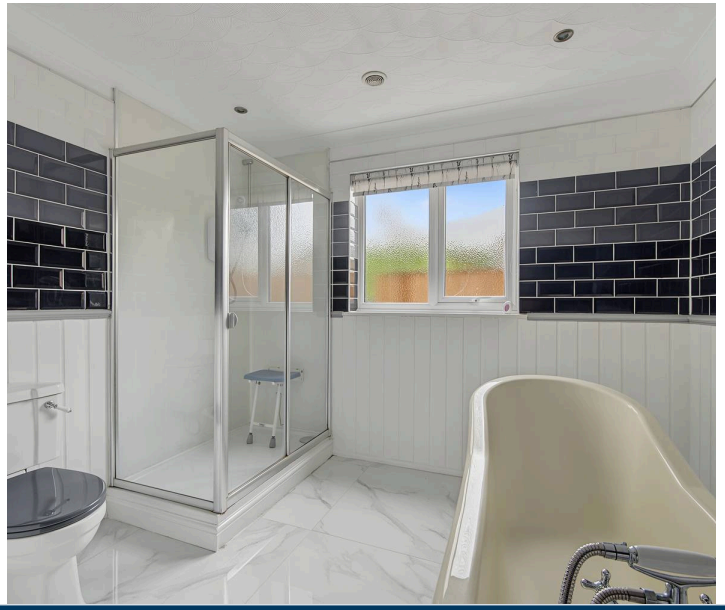

BEDROOM TWO
16' 0" x 12' 0" (4.87m x 3.65m)
Having window to front elevation, coved ceiling, radiator, tiled floor and fitted wardrobes.

BATHROOM
11' 6" x 9' 6" (3.51m x 2.90m)
Having window to side elevation, coved ceiling, radiator with towel rail, extractor, tiled walls & panelling to half height, freestanding roll-top bath, shower enclosure with electric shower fitting, close coupled WC and pedestal hand basin.

CLOAKROOM
Having window to rear elevation, coved ceiling, radiator with towel rail, half tiled walls, tiled floor, close coupled WC and vanity hand basin.

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EXTERIOR
To the front of the property there is a lawned garden with established borders and a driveway provides ample off-road parking.

DOUBLE GARAGE/FAMILY ROOM
24' 4" x 22' 10" (7.41m x 6.95m)
(max) Internal conversion to provide storage space & extra living accommodation subject to planning permission. Having two up-and-over doors, part glazed doors to front & side, french doors to rear, tiled floor and two radiators. Separate room off with further part glazed door to side, radiator, tiled floor and electric shower fitting.

OUTSIDE
Split into separate paddocks and a garden area with two stables, outside tap, light and power. There is also a sectional concrete garage.

THE PLOT
The property occupies a plot of approximately 1.2 acres, 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.

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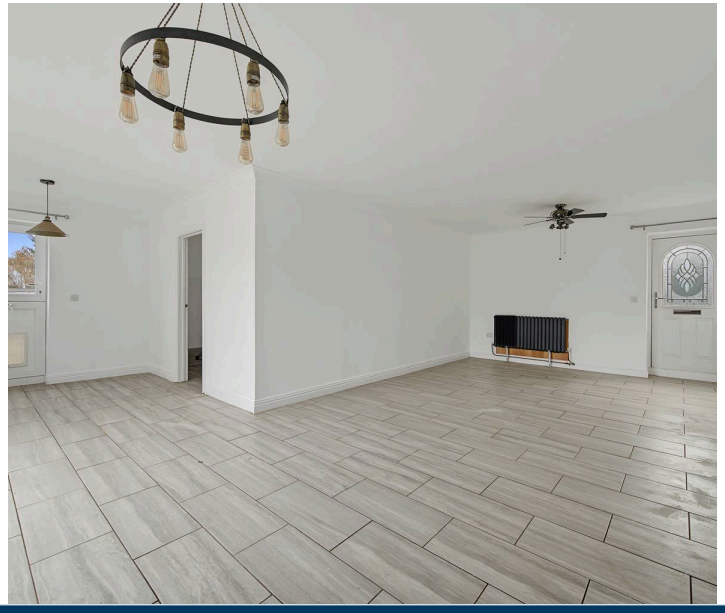

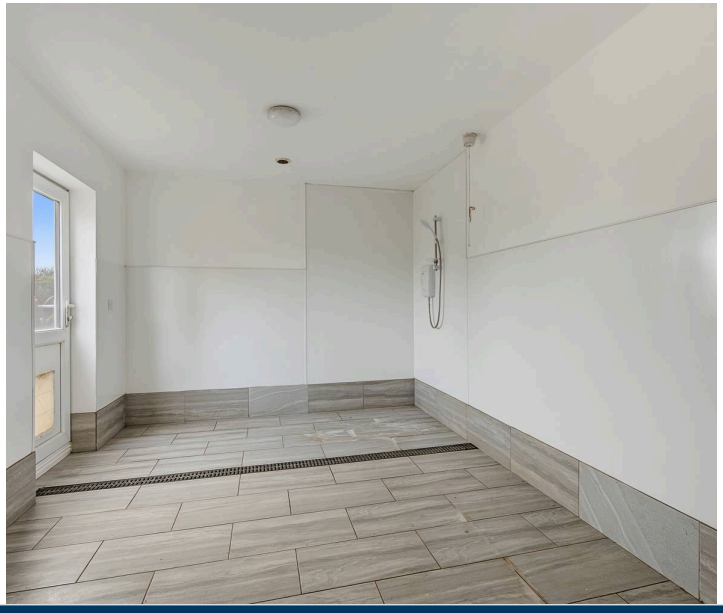







SERVICES

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

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.

AGENT'S NOTES

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

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Total area: approx. 158.7 sq. metres (1707.8 sq. feet)

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