



Somersway, Station Road, Old Leake, Boston, PE22 9QQ



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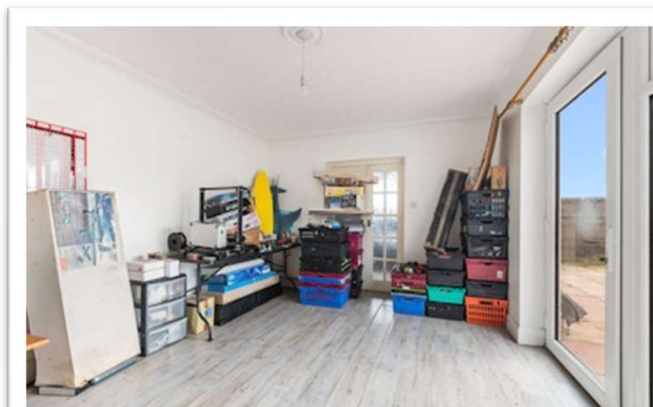
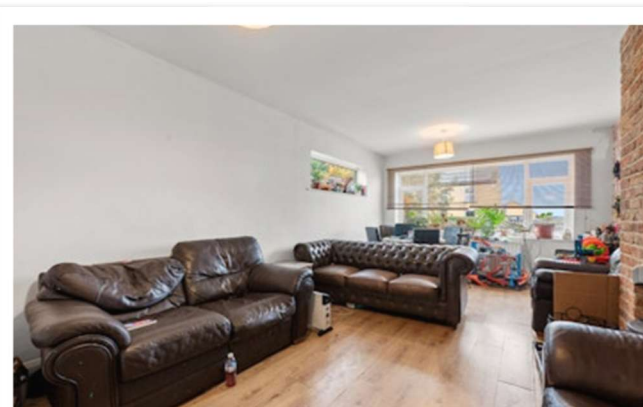
Freehold

Offers in excess of £300,000



## Key Features

- Detached bungalow
- Registered smallholding
- Kitchen and lounge diner
- Four bedrooms
- Ample off road parking
- 0.25 acre plot (STS)
- EPC rating D





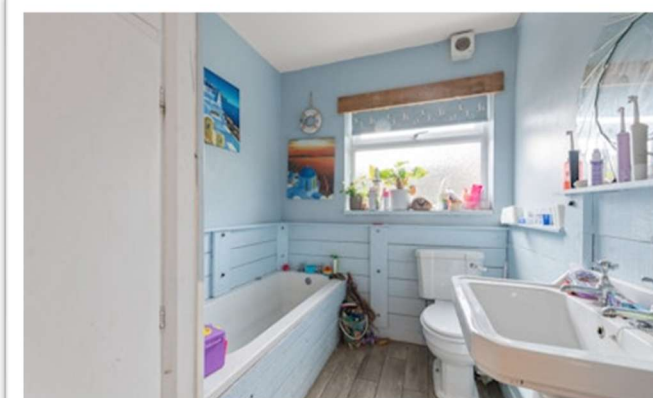
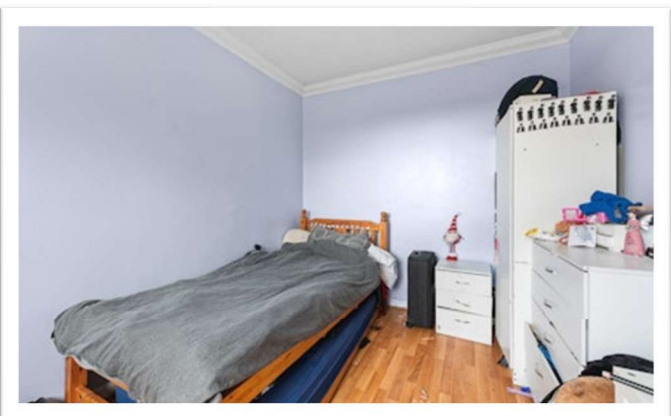
Situated in a semi-rural location with open field views to the rear, this spacious detached bungalow offers fantastic potential both inside and out.

Entering the property, the kitchen is of a good size and benefits from plenty of storage and work surfaces. An inner hallway provides access to the lounge diner with dual aspect windows to the front and side elevations. The accommodation is completed by four bedrooms, a family bathroom and shower room as well as a garden room with patio doors opening onto the garden.

Externally the property enjoys a large plot totalling roughly 0.25 acre and has open field views to the rear. The rear of the property enjoys a patio area accessed from the garden room which in turn leads onto an extensive lawned garden with two timber sheds and mature shrubs and borders. To the front of the property there is a driveway providing off road parking for a number of cars as well as space for a caravan/motorhome.

Additional benefits include oil fired central heating and double glazing throughout. Offered with no onward chain, this is a wonderful opportunity to 'escape to the country'.

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KITCHEN  
6.17m x 2.9m (20'2" x 9'6")

LOUNGE DINER  
6.17m x 3.7m (20'2" x 12'1")

SITTING ROOM  
4.34m x 4.09m (14'2" x 13'5")

BEDROOM ONE  
3.76m x 4.09m (12'4" x 13'5")

BEDROOM TWO  
3.7m x 3m (12'1" x 9'10")

BEDROOM THREE  
3.6m x 2.51m (11'10" x 8'2")

BEDROOM FOUR  
2.48m x 2m (8'1" x 6'7")

BATHROOM  
2m x 2.51m (6'7" x 8'2")

SHOWER ROOM



Total area: approx. 120.9 sq. metres (1301.7 sq. feet)

### SERVICES

The property has mains electricity, water and drainage connected. The heating is via an oil fired boiler serving radiators and the property is double glazed.

### VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

### LIFETIME LEGAL

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Newton Fallowell Boston (Sales)

01205 353100

[boston@newtonfallowell.co.uk](mailto:boston@newtonfallowell.co.uk)