£150,000

3 Lime Close, Old Leake, Boston, Lincolnshire PE22 9LL

SHARMAN BURGESS

3 Lime Close, Old Leake, Boston, Lincolnshire PE22 9LL

£150,000 Freehold

A detached bungalow situated in a cul-de-sac location within the popular and well served village of Old Leake, being offered for sale with NO ONWARD CHAIN and in need of some refurbishment and improvement. Accommodation comprises an entrance hall, lounge diner, kitchen, two bedrooms and a bathroom. Further benefits include a driveway, carport and garage. Low maintenance rear garden. uPVC double glazing.

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door, electric night storage radiator, coved cornice, ceiling light point, built-in cloak cupboard with hanging rail and electric fuse box within.

CLOAKROOM

Being fitted with a two piece suite comprising WC and wash hand basin with mixer tap and tiled splashback. Electric heated towel rail, obscure glazed window to front elevation, ceiling light point.

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LOUNGE DINER

22' 0" (maximum into bay window) x 10' 4" (6.71m x 3.15m)
Having feature bay window to front elevation, additional window to side elevation, two electric night storge radiators, picture rail, coved cornice, two ceiling light points, fireplace with fitted inset and hearth and space for electric fire.

KITCHEN

7' 10" (maximum) x 9' 9" (2.39m x 2.97m)
Having roll edge work surfaces with tiled splashbacks, inset sink and drainer with mixer tap, base level storage units, drawer units and matching eye level wall units, plumbing for automatic washing machine, space for standard height fridge or freezer, integrated oven and grill, four ring electric hob with recirculating fume extractor above, coved cornice, ceiling mounted strip light, window to side elevation, obscure glazed side entrance door, tiled floor.

INNER HALLWAY

Having electric night storage radiator, coved cornice, ceiling light point, access to loft space, airing cupboard with hot water cylinder and slatted linen shelving within.

BEDROOM ONE

8' 9" (maximum) x 11' 8" (maximum) (2.67m x 3.56m)
Having window to rear elevation, electric night storage radiator, coved cornice, ceiling light point.

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Est 1996

BEDROOM TWO
8' 4" (maximum) x 9' 5" (maximum) (2.54m x 2.87m)
Having window to rear elevation, electric night storage radiator, coved cornice, ceiling light point, built-in wardrobe with mirrored sliding doors.

BATHROOM
Being fitted with a three piece suite comprising panelled bath with mixer tap and wall mounted electric shower above, WC, wash hand basin with mixer tap, obscure glazed window to side elevation, ceiling light point.

EXTERIOR
The property is approached over a dropped kerb leading to a driveway which extends to the right hand side of the bungalow and provides off road parking. There is a low maintenance gravelled front garden with low level wall to the front boundary. The driveway is served by an outside tap and light and provides sheltered parking beneath a good sized carport, which then gives access to the: -

GARAGE
7' 6" x 17' 0" (2.29m x 5.18m)
Having up and over door.

REAR GARDEN
Having a low maintenance garden predominantly laid to gravel with flower and shrub borders and a paved area. The garden is enclosed by a mixture of wall and fencing.

SERVICES
Mains water, electricity and drainage are connected.

REFERENCE
04032026/29906210/SIM

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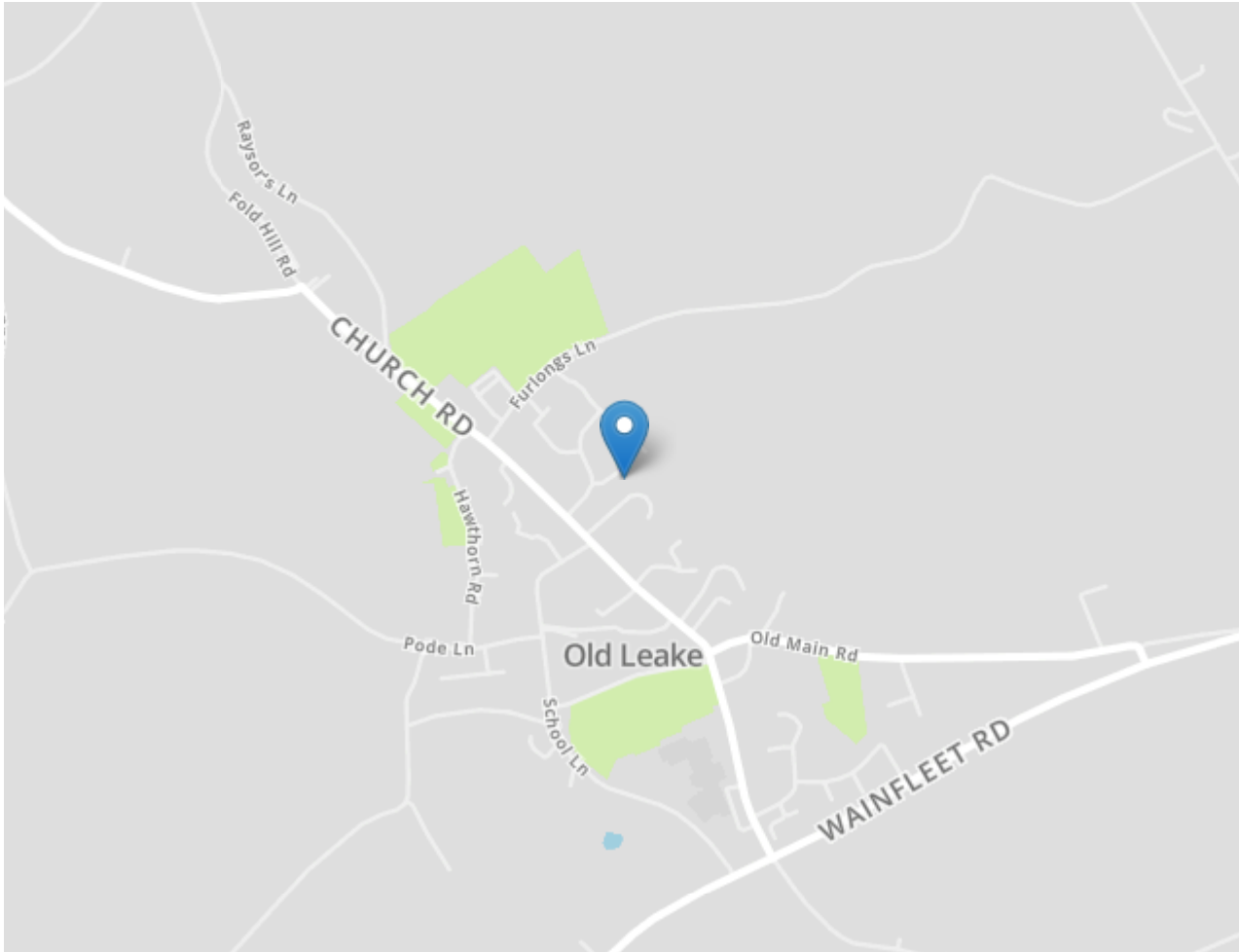

AGENT'S NOTES

Sharman Burgess have not tested any equipment or central heating which is included within the sale. Purchasers are advised to satisfy themselves as to working order and/or condition. These sales particulars are intended for guidance only and do not constitute part of an offer or contract. Details and statements should not be relied upon as representations of fact, and prospective purchasers are advised to satisfy themselves by inspection or otherwise as to the correctness of each and every item.

Sharman Burgess provide a range of optional services to buyers and sellers. If you require help arranging finance, we can refer you to our in-house mortgage specialists, Yellow Financial services Ltd.

Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services as a result of a referral from us, we may receive a fixed fee of £150.

If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.

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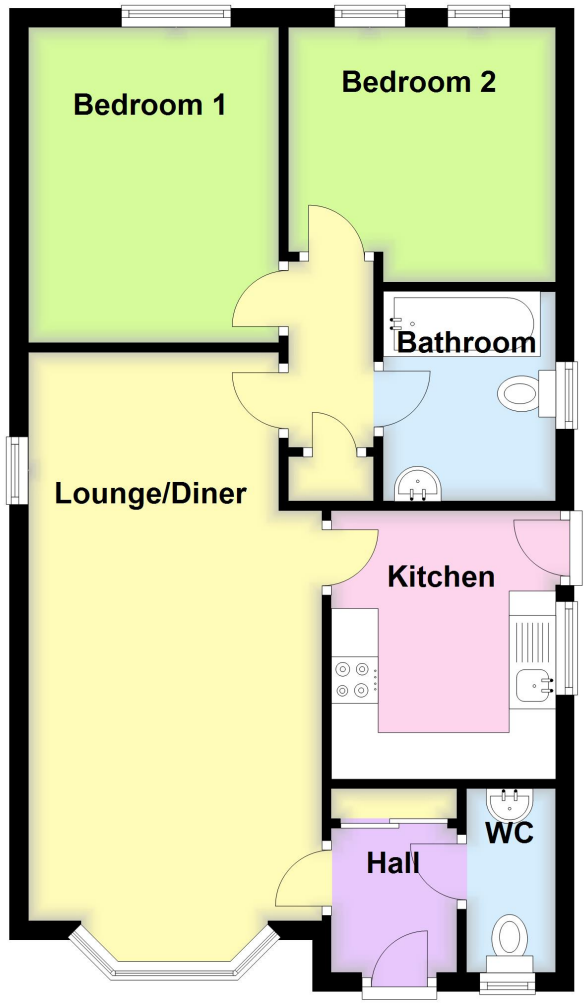
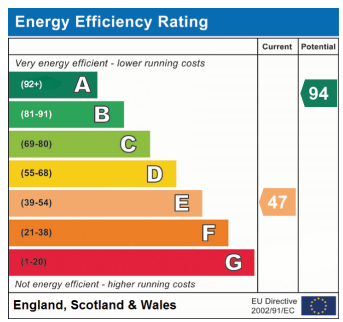
Ground Floor

Approx. 55.7 sq. metres (599.5 sq. feet)



Total area: approx. 55.7 sq. metres (599.5 sq. feet)

SHARMAN BURGESS Est 1996

t: 01205 361161
e: sales@sharmanburgess.com
www.sharmanburgess.co.uk