



**£229,950**

12 St Marys Way, Old Leake, Boston, Lincolnshire PE22 9ND

**SHARMAN BURGESS**

**12 St Marys Way, Old Leake, Boston,  
Lincolnshire PE22 9ND  
£229,950 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

With uPVC front entrance door, wood laminate flooring, coved cornice, electric storage heater, stairs rising to first floor landing, doors to lounge diner and second reception room.

**SECOND RECEPTION ROOM**

15' 8" x 8' 1" (4.78m x 2.46m)

Former garage conversion, currently used as a study. With double glazed window to front aspect, electric storage heater, coved cornice.

**LOUNGE DINER**



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### LOUNGE AREA

15' 7" (maximum measurement into bay window) x 12' 2" (4.75m x 3.71m)

With wood laminate flooring, electric storage heater, double glazed bay window to front aspect, TV aerial point, marble fireplace with electric fire inset, coved cornice, archway through to dining area.

### DINING AREA

9' 3" x 8' 8" (2.82m x 2.64m)

With sliding double glazed doors leading to the conservatory, door to kitchen.

### LEAN-TO CONSERVATORY

8' 11" x 8' 2" (2.72m x 2.49m)

Of brick and uPVC construction. With double glazed windows to side and rear aspects, double glazed patio doors leading to the rear garden.

### KITCHEN

10' 0" x 9' 8" (3.05m x 2.95m)

With a fitted kitchen comprising a range of wall and base level units, areas of work surfaces, inset stainless steel one and a half bowl sink and drainer with mixer tap, breakfast bar, integrated oven and electric hob with stainless steel fume extractor over, space for condensing tumble dryer, partly tiled walls, electric storage heater, under stair storage cupboard, double glazed window to rear aspect, tiled flooring, door to utility room.



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### UTILITY ROOM

6' 0" x 5' 3" (1.83m x 1.60m)

With wall unit, work surface, space and plumbing for automatic washing machine, space for twin height fridge freezer, tiled flooring, double glazed window to side aspect, part glazed uPVC rear entrance door, door to cloakroom.

### GROUND FLOOR CLOAKROOM

With low level WC, pedestal wash hand basin, tiled flooring, double glazed window to side aspect, heated towel rail, partly tiled walls.

### FIRST FLOOR LANDING

With stairs rising from the entrance hall, access to roof space, airing cupboards, doors arranged off to all bedrooms and bathroom.

### BEDROOM ONE

14' 5" x 8' 9" (4.39m x 2.67m)

With double glazed window to front aspect, TV aerial point, door to en-suite shower room.

### EN-SUITE SHOWER ROOM

With a modern suite comprising a shower cubicle with wall mounted electric shower within, low level WC with concealed cistern, wash hand basin inset to vanity unit, fully tiled walls, double glazed window to rear aspect, tiled flooring, heated towel rail.

### BEDROOM TWO

14' 11" x 8' 7" (4.55m x 2.62m)

With double glazed window to front aspect, electric panel radiator.



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### **BEDROOM THREE**

9' 2" x 8' 7" (2.79m x 2.62m)

With double glazed window to rear aspect, electric panel radiator.

### **BEDROOM FOUR**

9' 1" x 6' 7" (2.77m x 2.01m)

With double glazed window to front aspect, built-in storage cupboard, electric panel radiator.

### **BATHROOM**

With a modern suite comprising a panelled bath with wall mounted electric shower over and fitted shower screen, pedestal wash hand basin, low level push button WC, fully tiled walls, tiled flooring, double glazed window to rear aspect.

### **EXTERIOR**

To the front, the property benefits from a tarmac driveway and an area of gravel providing further off road parking. There is also a shaped front lawn and an established tree. Gated access leads to the rear garden.

The rear garden is laid to a circular paved patio seating area with gravelled borders and a further lawned area with shrub and bush borders to the rear. There is an area of hardstanding which houses the garden shed and the garden is fully enclosed by fencing.

### **SERVICES**

Mains water, electricity and drainage are connected. The property is served by electric heating.

### **REFERENCE**

260822/POT



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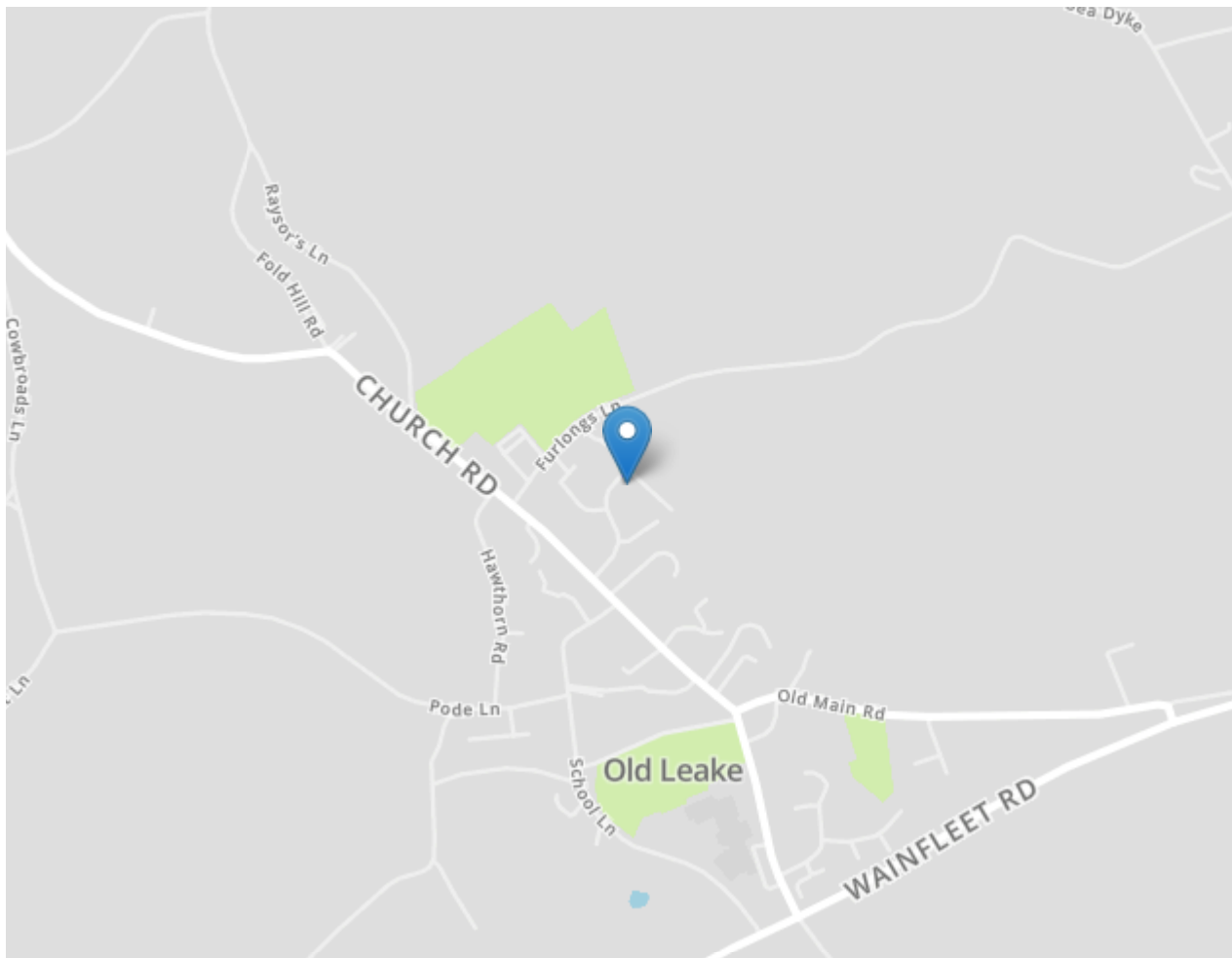
## AGENT'S NOTES

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.

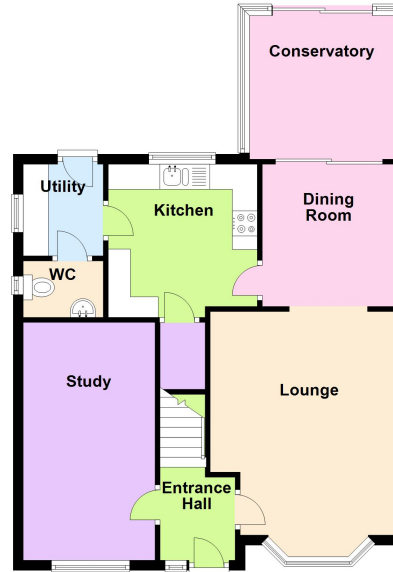
Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services 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.

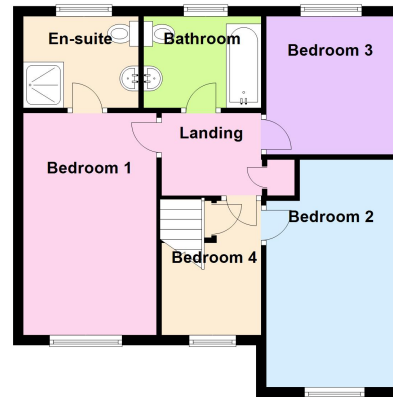


**SHARMAN BURGESS**

**Ground Floor**  
Approx. 66.3 sq. metres (713.6 sq. feet)



**First Floor**  
Approx. 50.2 sq. metres (540.0 sq. feet)



Total area: approx. 116.5 sq. metres (1253.6 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	53	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	