



£325,000

Greystones, Station Road, Old Leake, Boston, Lincolnshire PE22 9QQ

SHARMAN BURGESS

**Greystones, Station Road, Old Leake, Boston,
Lincolnshire PE22 9QQ
£325,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having uPVC glazed entrance door, Karndean flooring, loft hatch, radiator.

LOUNGE

12' 10" x 18' 2" (3.91m x 5.54m)

Having double glazed box bay window to front aspect, radiator, TV aerial point, ornamental fireplace with slate hearth and freestanding electric fire.

A well proportioned detached bungalow situated on the outskirts of the popular and well served village of Old Leake. Accommodation comprises an entrance hall, lounge, breakfast kitchen, utility room, dining room/bedroom four/office, three further good sized bedrooms, refitted en-suite to bedroom one and a refitted family bathroom. Further benefits include ample off road parking, low maintenance garden and oil fired central heating.



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BREAKFAST KITCHEN

14' 6" x 14' 1" (4.42m x 4.29m)

Being fitted with a range of wall and base level storage units, areas of work surfaces with tiled splashbacks, inset one and half bowl ceramic sink with mixer tap, space for slimline dishwasher, space for American style fridge freezer, ceiling recessed spotlights, double glazed window to rear aspect, partly tiled walls, tiled flooring, door to: -

UTILITY ROOM

6' 6" x 10' 6" (1.98m x 3.20m)

Having base level storage unit with work surface above and inset stainless steel sink with mixer tap, space and plumbing for automatic washing machine, Worcester central heating boiler, tiled flooring, double glazed window to side aspect, uPVC glazed side entrance door.

DINING ROOM/BEDROOM FOUR/OFFICE

10' 8" x 10' 3" (3.25m x 3.12m)

Having double glazed patio doors leading to the rear garden, radiator, TV aerial point, Karndean flooring.

BEDROOM ONE

14' 4" x 11' 9" (4.37m x 3.58m)

Having double glazed window to rear aspect, radiator, TV aerial point, door to: -

REFITTED EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising low level push button WC, wash hand basin with mixer tap inset to vanity unit, double shower cubicle with wall mounted electric shower within, double glazed window to front aspect, wall mounted heated towel rail, extractor fan, tiled flooring, ceiling recessed spotlights.



**SHARMAN
BURGESS** Est 1996

BEDROOM TWO

9' 8" x 14' 8" (2.95m x 4.47m)

Having double glazed window to side aspect, Karndean flooring, double glazed window to side aspect, radiator, TV aerial point.

BEDROOM THREE

9' 7" x 14' 7" (2.92m x 4.45m)

Having double glazed window to side aspect, radiator, TV aerial point.

REFITTED FAMILY BATHROOM

Being fitted with four piece suite comprising a low level push button WC, wash hand basin inset to vanity unit, walk-in double shower with wall mounted shower with rain fall shower head and hand held attachment within, freestanding slipper bath with freestanding tap and shower attachment, tiled flooring, electric shaver point, wall mounted heated towel rail, extractor fan, ceiling recessed spotlights, double glazed window to side aspect.

EXTERIOR

To the front, the property is approached over a dropped kerb leading to a gravelled driveway which provides off road parking for numerous vehicles. There is a paved path with hand gate to the side of the property leading to the entrance door and there is also a shaped front lawn. To the opposite side of the property, a further hand gate provides access to the garage personnel door, with further hand gate beyond leading to the rear garden.

GARAGE

Used for storage only. Having electric up and over door.

WORK ROOM

10' 0" x 11' 8" (3.05m x 3.56m)

Having personnel door to side aspect, served by power and lighting, tiled flooring.

Prospective purchasers are advised that the Garage and Work Room are separated by a stud wall which could be removed to convert the space back to a full sized garage.

REAR GARDEN

The low maintenance rear garden is laid to a mixture of paved patio and gravel, with covered seating area and a 10ft x 10ft timber garden shed which is served by power and lighting. The garden is enclosed by timber fencing and houses an oil tank, which is also enclosed by timber fencing with access gate.

SERVICES

Mains electricity, water and drainage are connected to the property. The property is served by oil fired central heating.

REFERENCE

04092024/28042243/KET



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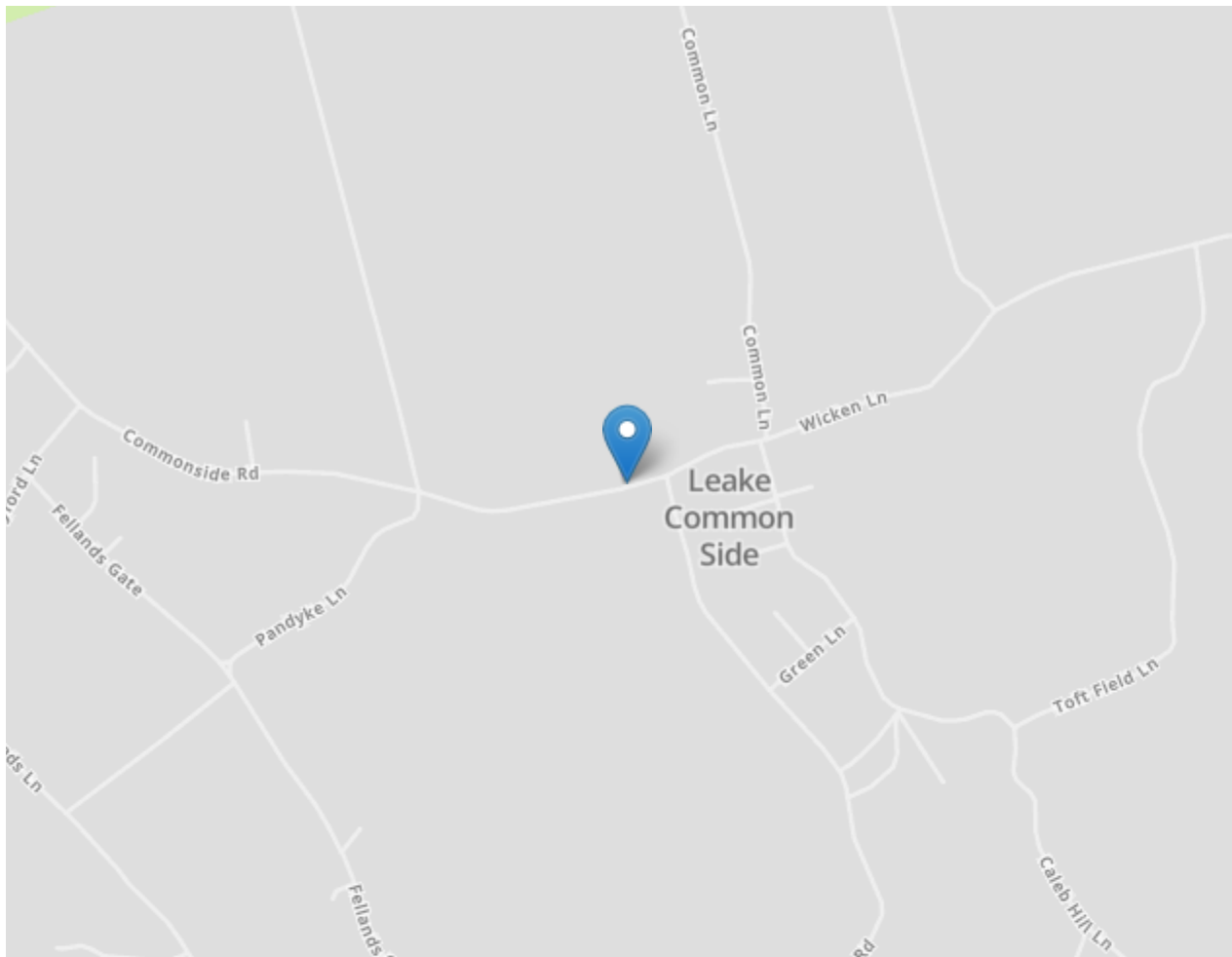
AGENT'S NOTES

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.

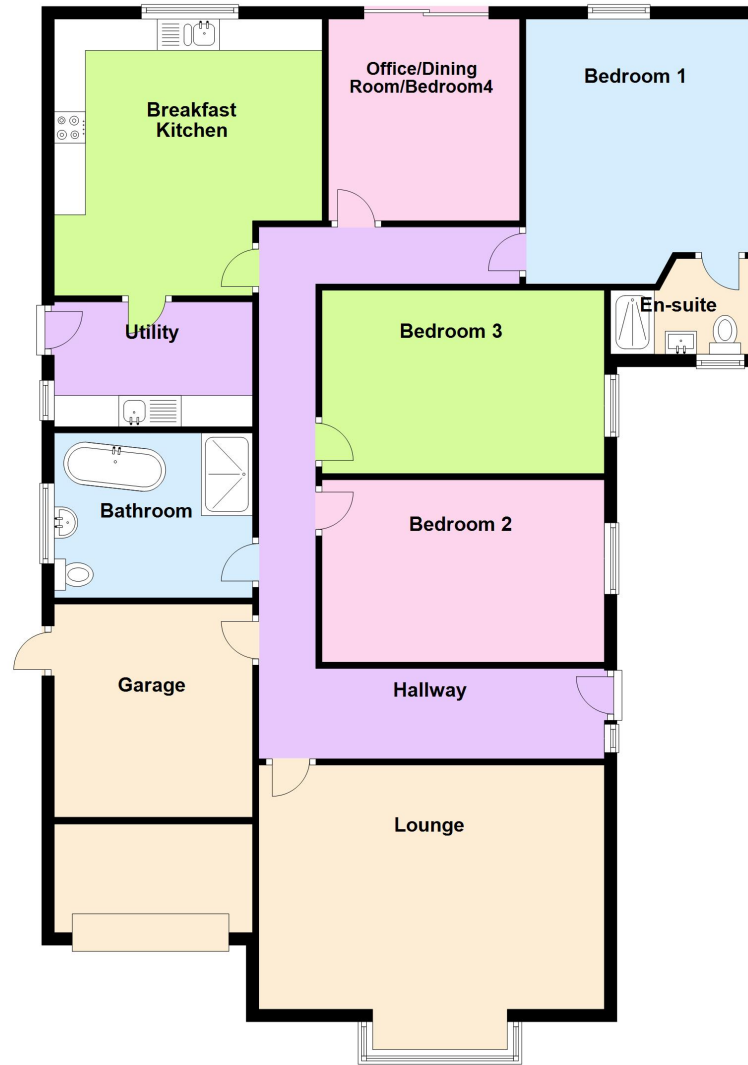
Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services 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. 149.0 sq. metres (1604.1 sq. feet)



Total area: approx. 149.0 sq. metres (1604.1 sq. feet)



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