



**£260,000**

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

**SHARMAN BURGESS**



**11 St Marys Way, Old Leake, Boston,  
Lincolnshire PE22 9ND  
£260,000 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

Having partially obscure glazed front entrance door, staircase leading off, ceiling light point.

**GROUND FLOOR CLOAKROOM**

Being fitted with a two piece suite comprising pedestal wash hand basin with mixer tap, push button WC, radiator, tiled splashback, ceiling light point, obscure glazed window to front elevation.

**LOUNGE**

14' 2" (maximum) x 11' 11" (maximum) (4.32m x 3.63m)

With feature bay window to front elevation, exposed brickwork chimney breast with multi fuel burner set within, radiator, ceiling light point, TV aerial point. Open plan through to: -

A four bedroomed detached house situated in the popular and well served village of Old Leake, with accommodation comprising an entrance hall, ground floor cloakroom, lounge with multi fuel burner, dining room, breakfast kitchen, utility room, freezer room, conservatory, four generous sized bedrooms to the first floor, en-suite to bedroom one and a family bathroom. Further benefits include oil central heating, uPVC double glazing, driveway and enclosed garden to the rear.



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#### DINING AREA

11' 7" x 7' 10" (3.53m x 2.39m)

Having sliding patio doors to rear elevation, radiator, ceiling light point.

#### BREAKFAST KITCHEN

16' 0" (maximum) x 11' 7" (maximum) (4.88m x 3.53m)

Having roll edge work surfaces with inset one and a half bowl stainless steel sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units including glazed display cabinets, plumbing for dishwasher, Belling electric range oven with five ring hob (to be included in the sale) with stainless steel splashback and illuminated stainless steel fume extractor above, windows to rear elevation, sliding patio doors to Conservatory, two ceiling light points, radiator, under stairs storage cupboard.

#### UTILITY ROOM

7' 10" x 5' 0" (2.39m x 1.52m)

Having roll edge work surfaces with tiled splashbacks, stainless steel sink and drainer with mixer tap, base level storage unit, wall unit, plumbing for automatic washing machine, space for condensing tumble dryer, obscure glazed side entrance door, ceiling light point, door to: -

#### FREEZER ROOM

With light point within, wall mounted coat hooks, space for American style fridge freezer.

#### CONSERVATORY

17' 2" x 9' 3" (5.23m x 2.82m)

Of uPVC double glazed construction with polycarbonate roof. Having doors leading out to the garden, wall mounted lighting, radiator.

#### FIRST FLOOR LANDING

Having access to loft space, ceiling light point, built-in airing cupboard with slatted linen shelving and radiator within.



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### BEDROOM ONE

12' 1" (maximum) x 9' 5" (maximum) (3.68m x 2.87m)

Having window to front elevation, radiator, TV aerial point, ceiling light point, fitted bedroom furniture including built-in storage, built-in shelving and over bed storage lockers.

### EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising shower cubicle with wall mounted electric shower within and bi-fold shower screen, push button WC, pedestal wash hand basin with mixer tap, tiled walls, ceiling recessed lighting, obscure glazed window, electric shaver point, radiator.

### BEDROOM TWO

15' 11" (maximum) x 7' 10" (maximum) (4.85m x 2.39m)

Having window to rear elevation, radiator, ceiling light point.

### BEDROOM THREE

9' 5" x 9' 5" (2.87m x 2.87m)

Having window to rear elevation, radiator, ceiling light point, built-in wardrobe with sliding mirrored doors and hanging rail within.

### BEDROOM FOUR

14' 9" (maximum) x 10' 1" (maximum) (4.50m x 3.07m)

Having two windows to front elevation, radiator, two ceiling light points.

### FAMILY BATHROOM

Being fitted with a three piece suite comprising P shaped bath with mixer tap and wall mounted electric shower above and fitted shower screen, push button WC, pedestal wash hand wash basin with mixer tap, tiling to walls, ceiling recessed lighting, obscure glazed window to rear elevation, radiator.

### EXTERIOR

To the front, the property is approached over a dropped kerb leading to the tarmac and block paved driveway which provides off road parking as well as vehicular access to the garage. The driveway is served by outside lighting and side gated access leads to the rear garden.

### GARAGE

13' 0" x 8' 0" (3.96m x 2.44m)

Having up and over door, ceiling mounted strip light, served by power and cold water tap, housing the electric fuse box and floor mounted oil central heating boiler.

### REAR GARDEN

Being laid initially to a decked seating area providing entertaining space, leading to the remainder of the garden which is predominantly laid to lawn with flower and shrub borders. The garden benefits from a raised pond and space to either side of the property suitable for storage. The garden also houses the oil tank and is fully enclosed by fencing.

### SERVICES

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

### REFERENCE

17032025/28695236/COL





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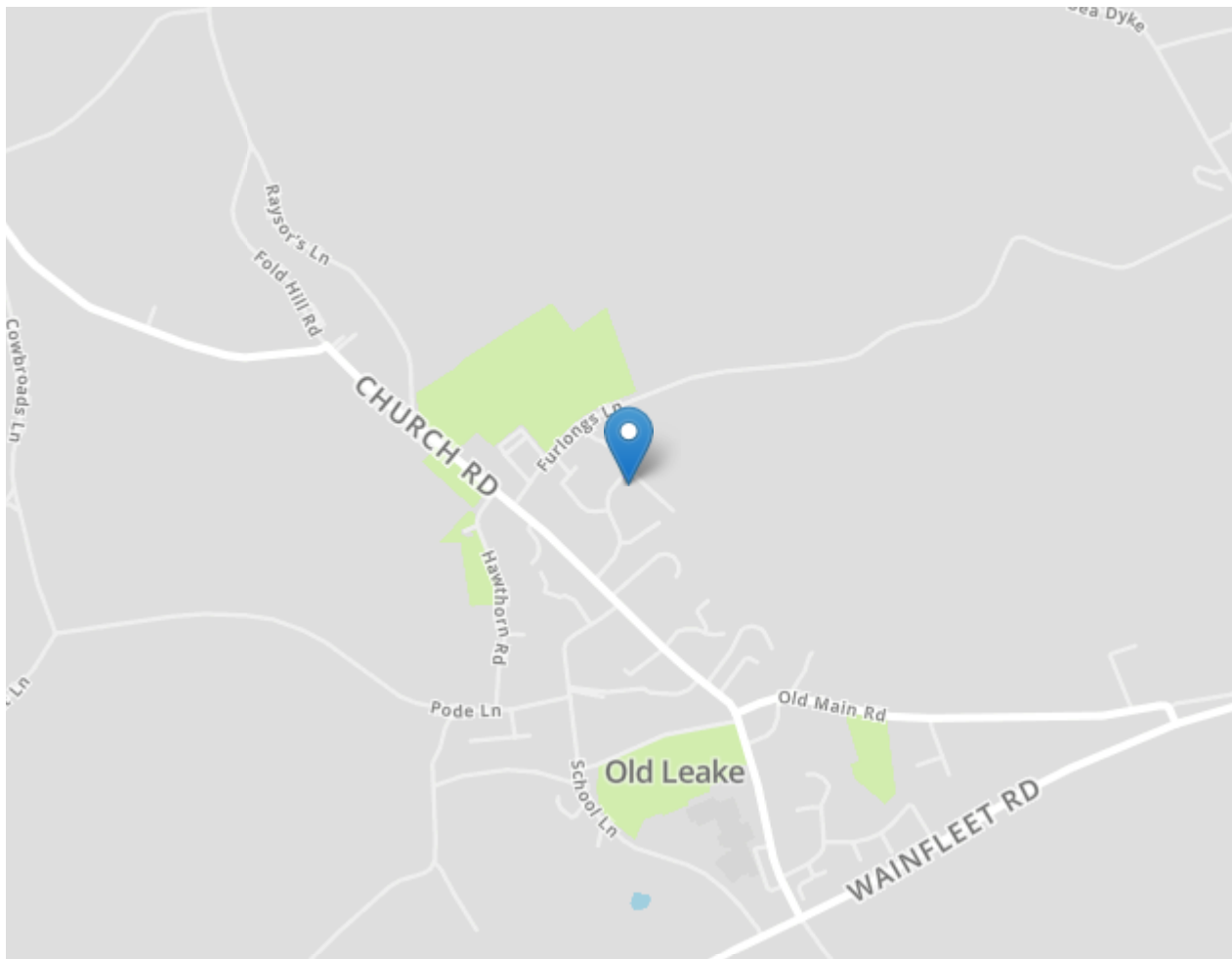
## AGENT'S NOTES

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.

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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.

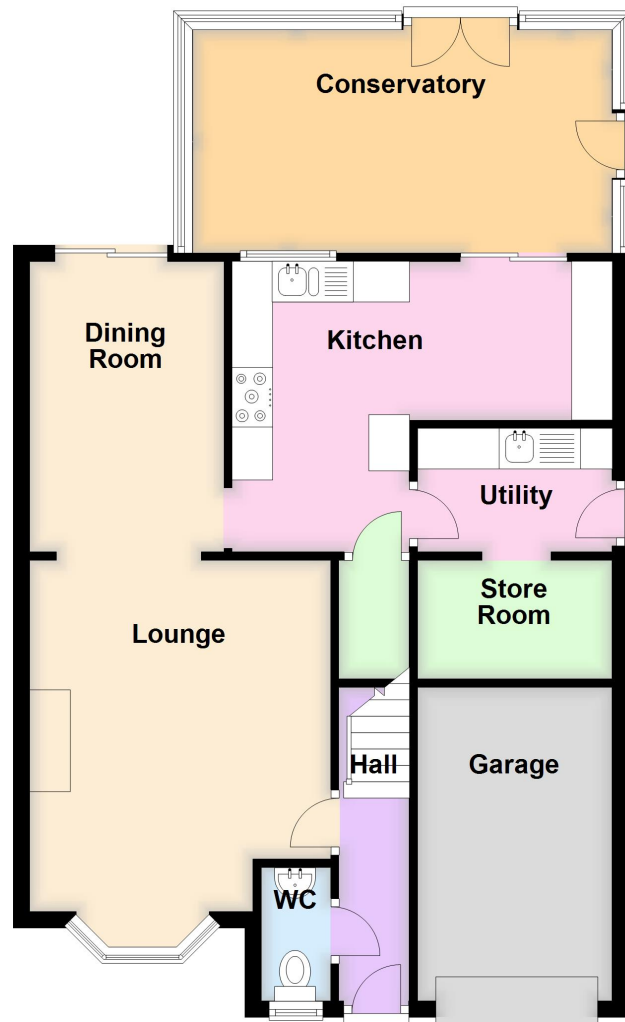


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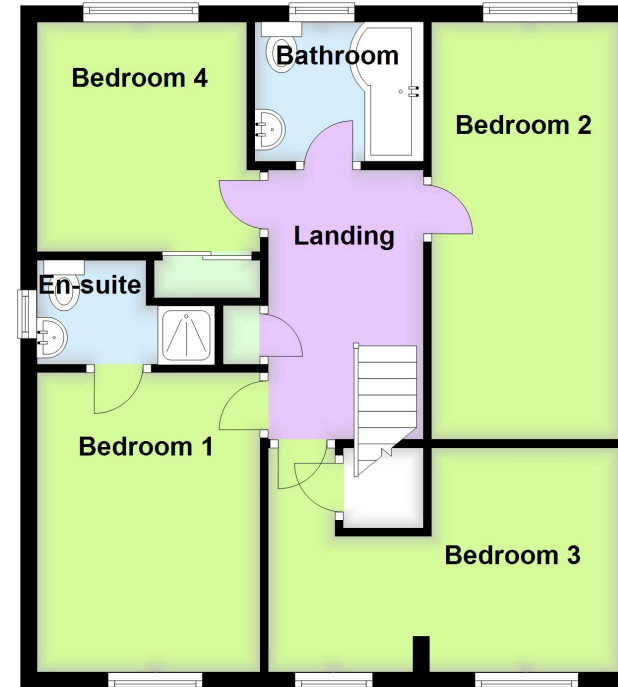
## Ground Floor

Approx. 76.8 sq. metres (826.6 sq. feet)



## First Floor

Approx. 57.6 sq. metres (620.1 sq. feet)



Total area: approx. 134.4 sq. metres (1446.7 sq. feet)

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