



5 BERT ALLEN DRIVE, OLD LEAKE, BOSTON, LINCOLNSHIRE. PE22 9LG

£230,000



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ABOUT THE PROPERTY

\*\*\*GUIDE PRICE £230,000 - £240,000\*\*\*

Discover this charming detached family home nestled in the heart of Old Leake, perfectly blending modern comfort with practical living. Boasting three spacious bedrooms and two well-appointed bathrooms, this property is ideal for growing families or those seeking ample space to relax and entertain. The master bedroom features a convenient en-suite, providing a private retreat at the end of the day.

Step inside to find two inviting reception rooms designed to cater to your lifestyle needs. Whether you're looking to unwind in the cosy lounge or host intimate dinners in the elegant dining room, there is plenty of room to accommodate your family and guests. The beautifully refitted kitchen is a standout feature, offering stylish storage solutions and modern appliances, complemented by a handy utility room that adds extra convenience and functionality.

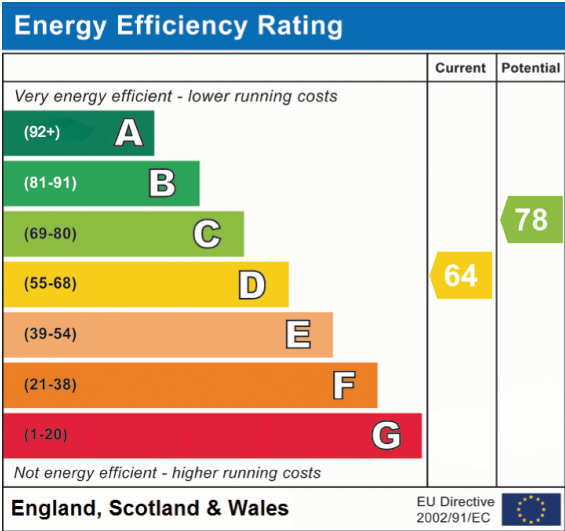
Flooded with natural light, the spacious conservatory creates an additional living space where you can enjoy your morning coffee or use as a study, all while overlooking the low maintenance garden to the rear. This outdoor space is perfect for family fun, weekend barbecues, or simply relaxing in a tranquil setting without the hassle of extensive upkeep.

The property also benefits from a garage and driveway parking with ample space for multiple vehicles, providing unbeatable convenience for busy households. Whether you have several cars or enjoy hobbies requiring extra storage, these features add significant practicality to daily living.

Located in the sought-after village of Old Leake, this home enjoys a friendly community atmosphere while being well connected to local amenities, schools, and transport links. It's the perfect blend of peaceful village living with access to everything you need close by.

This delightful detached family home offers a wonderful opportunity to move straight in and start enjoying a comfortable, spacious lifestyle. Don't miss your chance to view this impressive property – contact us today to arrange a viewing and see all that it has to offer.

EPC Rating: D (64)



GROUND FLOOR

ENTRANCE HALL

LOUNGE

3.68m x 4.95m (12' 1" x 16' 3")

DINING ROOM

2.67m x 3.71m (8' 9" x 12' 2")

KITCHEN

2.87m x 3.51m (9' 5" x 11' 6")

UTILITY ROOM

1.57m x 2.26m (5' 2" x 7' 5")

CONSERVATORY

2.97m x 2.57m (9' 9" x 8' 5")

CLOAKROOM

FIRST FLOOR

BEDROOM ONE

2.79m x 3.63m (9' 2" x 11' 11")

ENSUITE SHOWER ROOM

BEDROOM TWO

2.79m x 3.66m (9' 2" x 12' 0")

BEDROOM THREE

1.85m x 2.69m (6' 1" x 8' 10")

FAMILY BATHROOM

GARAGE