

£159,950

19 Lime Walk, Old Leake, Boston, Lincolnshire PE22 9GB

Sharman Burgess

# 19 Lime Walk, Old Leake, Boston, Lincolnshire PE22 9GB £159,950 Freehold

### **ACCOMMODATION**

### **ENTRANCE HALL**

Having partially obscure glazed front entrance door, staircase leading off, wall mounted electric heater, coved cornice, ceiling light point, under stairs storage cupboard.

### GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising corner pedestal wash hand basin with mixer tap and tiled splashback, push button WC, electric heated towel rail, coved cornice, ceiling light point, extractor fan.

A modern three bedroomed end of terrace property situated in the popular and well served village of Old Leake, being offered for sale with NO ONWARD CHAIN. Accommodation comprises an entrance hall, ground floor cloakroom, kitchen diner, lounge, three bedrooms to the first floor and a four piece family bathroom. Further benefits include uPVC double glazing, driveway, brick and tile single garage and gardens to front and rear.









### KITCHEN DINER

13' 10" (maximum) x 9' 0" (maximum) (4.22m x 2.74m) Having roll edge work surfaces with matching upstands, inset stainless steel one and half bowl sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units with under cupboard lighting, space for American style fridge freezer, space for standard height fridge or freezer, integrated oven and grill, four ring electric hob with stainless steel splashback and illuminated stainless steel fume extractor above, plumbing for automatic washing machine, dual aspect windows, slate tiled floor, coved cornice, ceiling recessed lighting, electric heater.

### LOUNGE

16' 3" (maximum) x 10' 10" (maximum) (4.95 m x 3.30 m) Having window to rear elevation, French doors leading to the rear garden, two electric heaters, coved cornice, ceiling light point, TV aerial point.

### FIRST FLOOR LANDING

Having access to loft space, coved cornice, ceiling light point.

### BEDROOM ONE

13' 3"  $\times$  9' 0" (maximum with reduced head height) (4.04m  $\times$  2.74m)

Having window to rear elevation, coved cornice, ceiling light point, wall mounted electric heater.

### **BEDROOM TWO**

11' 5" x 8' 2" (with reduced head height) (3.48m x 2.49m) Having window to front elevation, coved cornice, ceiling light point, wall mounted electric heater.



### **BEDROOM THREE**

8' 0" (maximum) x 8' 0" (maximum with reduced head height) (2.44m x 2.44m) Having window to front elevation, wall mounted electric heater, coved cornice, ceiling light point, built-in airing cupboard housing the hot water cylinder and slatted linen shelving within.

### **FAMILY BATHROOM**

Being fitted with a four piece suite comprising shower cubicle with wall mounted mains fed shower within and fitted shower screen, push button WC, panelled bath with mixer tap and tiled splashbacks, pedestal wash hand basin with mixer tap and tiled splashback, obscure glazed window, electric heated towel rail, electric shaver point, coved cornice, ceiling recessed lighting, extractor fan.

### **EXTERIOR**

To the front, the property has paved access leading to the front entrance door and an area of lawned garden. To the rear, a driveway space provides off road parking as well as vehicular access to the garage. Gated access leads to the rear garden

### DETACHED GARAGE

Of brick and tile construction. Having up and over door.

### **REAR GARDEN**

Being designed with low maintenance in mind and predominantly laid to gravel. The garden is enclosed by a mixture of wall and fencing and served by outside lighting.

### SERVICES

Mains electricity, water and drainage are connected.

### REFERENCE

09122025/29774835/JOH





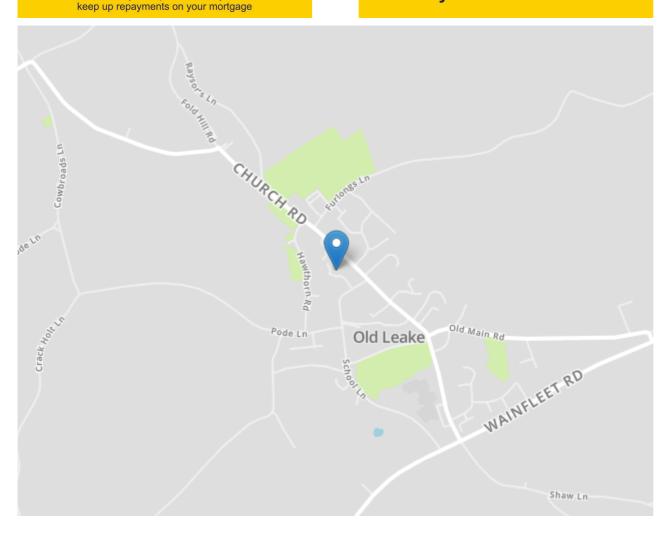
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### **AGENT'S NOTES**

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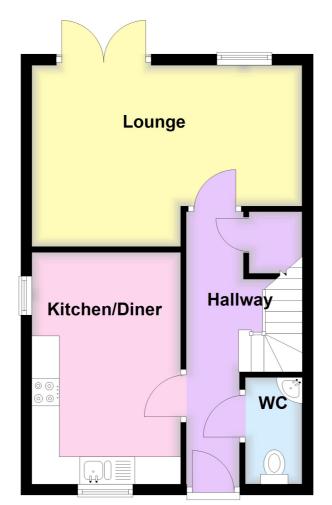
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If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information,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

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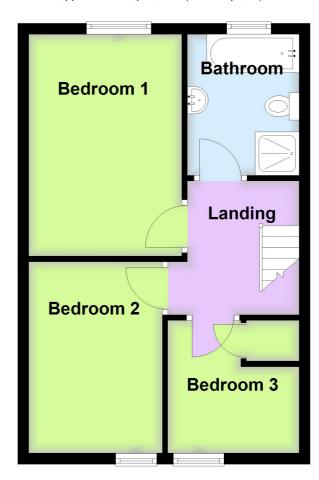
## Ground Floor

Approx. 37.4 sq. metres (402.7 sq. feet)



# First Floor

Approx. 37.4 sq. metres (402.7 sq. feet)



Total area: approx. 74.8 sq. metres (805.5 sq. feet)









