



**Station Road
Old Leake
Boston
Lincolnshire
PE22**

Offers In Excess Of £645,000

bettermove 

Station Road

Boston

Bettermove are proud to present this 5 bedroom detached bungalow in Old Leake.

The property benefits from mostly double glazing, and oil central heating throughout, with off street parking available via the driveway.

The council tax band is D.

The interior of this beautifully presented property is currently split into a main house, and an annexe. The interior comprises a spacious double-aspect living room, breakfast kitchen/diner and a useful double workshop, providing versatile accommodation. The property further benefits from six bedrooms and two bathrooms. The exterior boasts extensive grounds approaching an acre, providing exceptional space for gardening, landscaping or recreational use, all set within a peaceful rural village surrounded by open countryside.

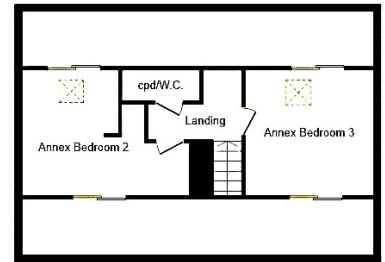
Located in the sought after village of Old Leake, Boston, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Boston Train Station, a variety of local bus routes, and quick access to the A16, and A52.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E		
(21-38) F	37	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		68
(55-68) D		
(39-54) E		
(21-38) F	32	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



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