



The Nursery, Fold Hill  
Old Leake, Boston, Lincolnshire, PE22 9PQ

£385,000

## 3 Bedroom Detached House

- Freehold
- Rural Property With Land
- 3 Bedrooms
- Approx. 4 Acres (sts)
- Outbuildings, Kennels and Paddocks
- No Immediate Neighbours
- Equestrian Potential
- Spacious Rooms and A Flexible Layout
- EPC Rating - E, Council Tax Band - C

[Click here to access the Energy Performance Certificate for The Nursery, Fold Hill, Old Leake, Boston, Lincolnshire, PE22 9PQ](#)



## Overview

Pygott and Crone are delighted to market this spacious detached property ideally located within a rural location and occupying a generous plot of approximately four acres (sts). Having fantastic equestrian potential and benefitting from outbuildings, kennels and paddocks, a viewing is highly advised.

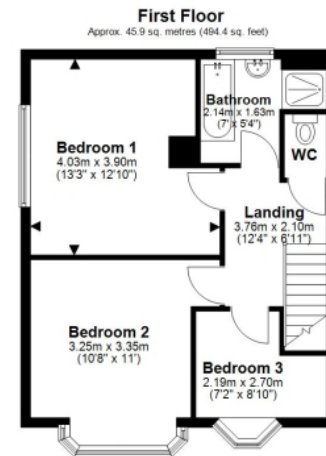
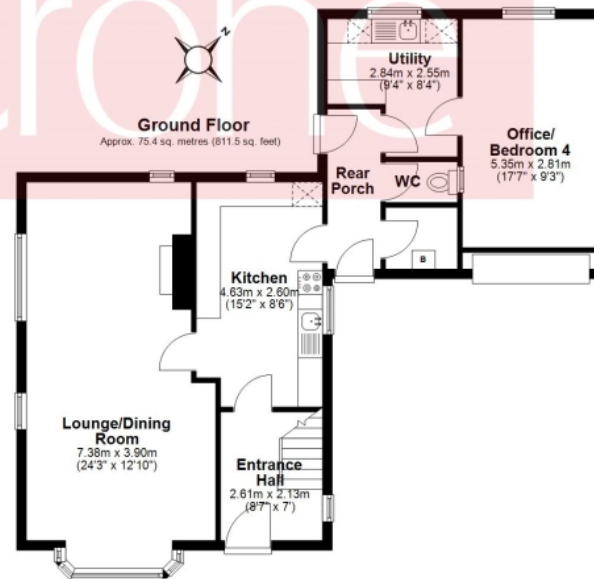
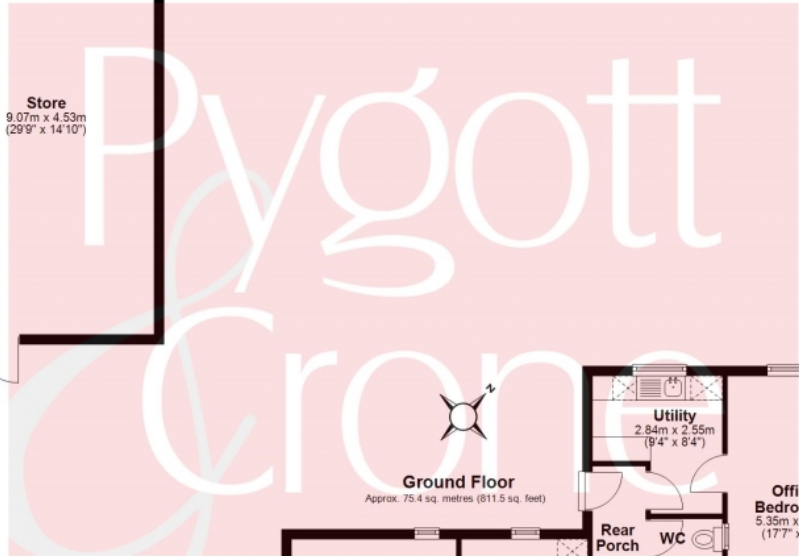
Located with no immediate neighbours and being surrounded by Lincolnshire countryside, this rural property has accommodation briefly comprising of; Entrance Hall, Large Lounge Diner, Kitchen, Rear Porch, Utility Room, Cloakroom and office/bedroom 4 to the ground floor. To the first floor there are three bedrooms, separate toilet and bathroom with both shower and bath.

Externally there are two driveways the the front, a spacious garden to the rear, multiple kennels, a timber workshop, a further outbuilding and paddocks.





**Outbuildings to Rear**  
Approx. 170.2 sq. metres (1832.1 sq. feet)



Total area: approx. 291.5 sq. metres (3138.0 sq. feet)

Floor plan created by Mathe Black Media.  
Plan produced using PlanUp.



## Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



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An advertisement for Pygott Crone. It features a woman with blonde hair smiling while looking at a laptop. The background is a dark grey gradient. The Pygott Crone logo is in the top left. To its right is the Platinum Trusted Service Award logo from 2021, awarded by feefo. The main text reads "Book your free, property valuation." Below this are three service icons: a calendar for "24/7 Customer Service", a hand holding a coin for "£0 Upfront Fees to Pay", and a house icon for "On average, 98% of asking price achieved".

**Pygott Crone**

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The Nursery, Fold Hill, Old Leake  
is on the market with our Boston branch

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