



44 School Lane  
Old Leake, Boston, Lincolnshire, PE22 9NJ

£230,000

## 3 Bedroom Chalet

- Freehold
- Three Bedroom Detached Chalet Bungalow
- Large Driveway and Garage
- Open Field Views
- Old Leake Village Location
- Kitchen and Separate Dining Room
- Well Presented Throughout
- Viewing Advised
- EPC Rating - D, Council Tax Band - C

[Click here to access the Energy Performance Certificate for 44 School Lane, Old Leake, Boston, Lincolnshire, PE22 9NJ](#)



## Overview

Situated within the ever popular village of Old Leake, this deceptively spacious three bedroom chalet bungalow enjoys a pleasant position backing onto open grassland to the rear, offering a lovely outlook and a real sense of privacy. Old Leake itself remains a highly sought after village thanks to its excellent range of amenities including schools, doctors surgery, Co-op supermarket, local shops and eateries, all within easy reach.

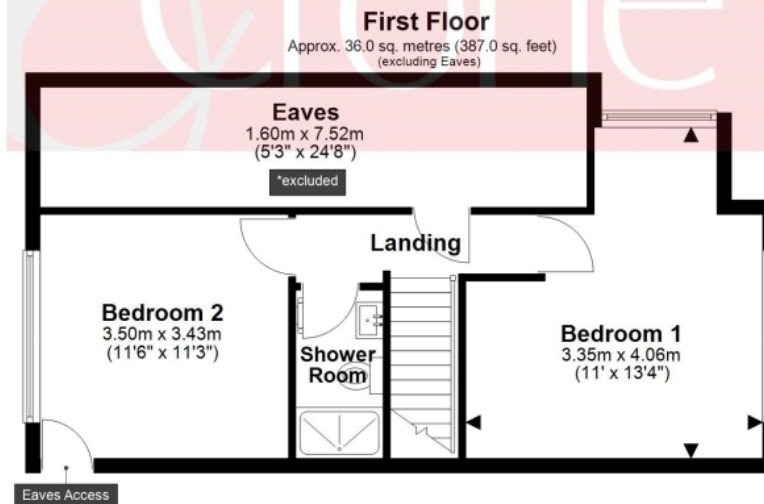
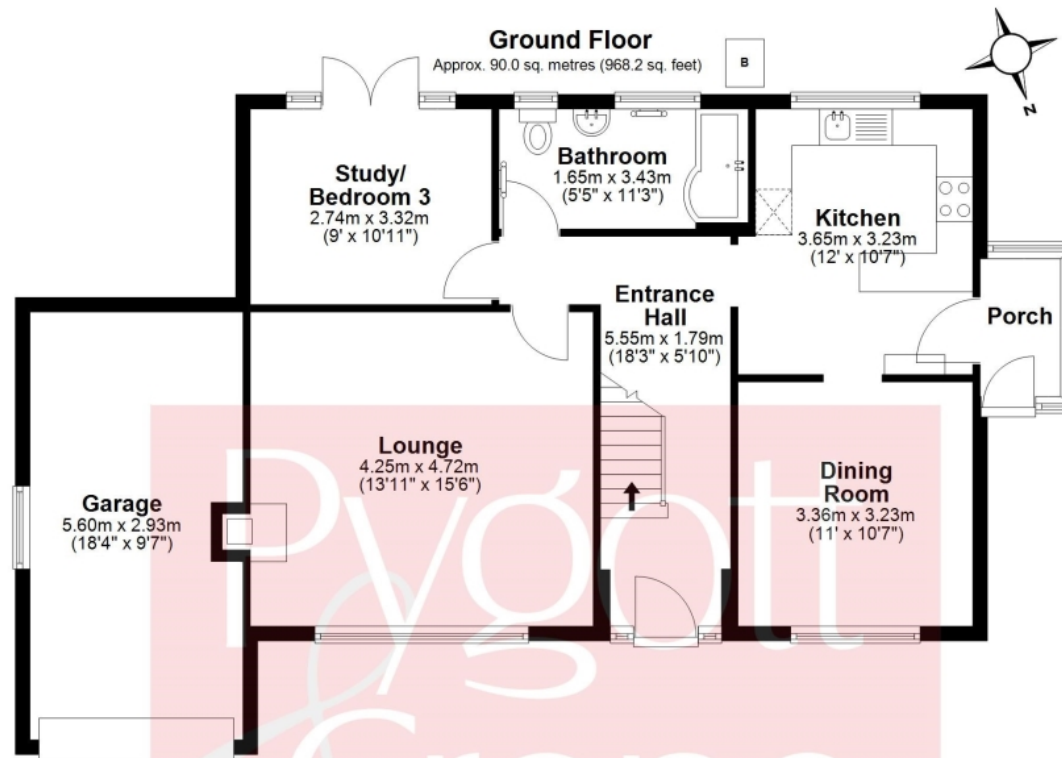


The property offers flexible and well proportioned accommodation throughout, briefly comprising an entrance hall, fitted kitchen, separate dining room and a generous lounge with feature fireplace creating a warm and welcoming main living space. Also to the ground floor is Bedroom Three which is currently utilised as a study/additional sitting room, making it ideal for those working from home or buyers seeking versatile living accommodation. A ground floor bathroom completes the downstairs layout, whilst to the first floor are two further spacious bedrooms together with a shower room.

Externally, the property is set back nicely from the road with a large and attractive frontage providing ample off road parking and access to the garage. To the rear, the enclosed garden enjoys views over open grassland, creating a peaceful backdrop rarely found with properties of this style. Further benefits include UPVC windows and doors together with oil fired central heating. A viewing is highly advised to fully appreciate both the space and setting on offer.







Total area: approx. 125.9 sq. metres (1355.3 sq. feet)

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



## Location



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



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