

Pygott & Crone

1 Giles Close

Old Leake, Boston, Lincolnshire, PE22 9NN

£395,000

5 Bedroom Detached House

- Freehold
- Five Bedroom Detached Family Home
- Ample Off Road Parking and Double Garage
- No Onward Chain
- Old Leake Village Location
- Viewing Advised
- En-Suite to Bedroom 1
- Oil Central Heating
- EPC Rating - C, Council Tax Band - E

Click here to access the Energy Performance Certificate for 1 Giles Close, Old Leake, Boston, Lincolnshire, PE22 9NN





Overview

Pygott & Crone are delighted to offer for sale this substantial five bedroom detached family home, situated within the village of Old Leake and available with No Onward Chain. Offering generous and versatile accommodation throughout, the property benefits from three reception rooms, a principal bedroom with dressing room and en-suite, ample off-road parking and a detached double garage.

Internally, the accommodation briefly comprises an Entrance Porch, spacious Entrance Hall, Cloakroom, Lounge, separate Dining Room and a generous Family Room, providing excellent flexibility for everyday family living, entertaining or working from home. The Lounge features a bay window to the front, a feature fireplace and direct access to the rear garden.

The Kitchen/Breakfast Room is fitted with a range of wall and base units, complemented by ample worktop space and a breakfast bar. Windows to two aspects provide plenty of natural light, whilst a separate Utility Room offers additional practical space and access outside.





To the first floor, a spacious Landing serves Five Bedrooms and the Family Bathroom. Bedroom One benefits from fitted wardrobes, a separate Dressing Room and an En-Suite Shower Room. The remaining bedrooms provide flexibility for family accommodation, visiting guests or a home office, with a further storage room accessed from Bedroom Two.

Externally, the property is set back behind an extensive driveway providing ample parking for several vehicles and access to the detached Double Garage. To the rear is an enclosed garden, predominantly laid to lawn with established shrubs and a mature tree, offering an attractive space for outdoor relaxation and family enjoyment.

Old Leake offers a range of amenities including a Co-op food store, medical centre, public houses and both primary and secondary schooling. The nearby A52 provides connections towards Boston and Skegness, allowing access to a wider range of shopping and leisure facilities, together with the Lincolnshire coast.

A viewing is highly recommended to fully appreciate the size, layout and potential of the accommodation on offer.



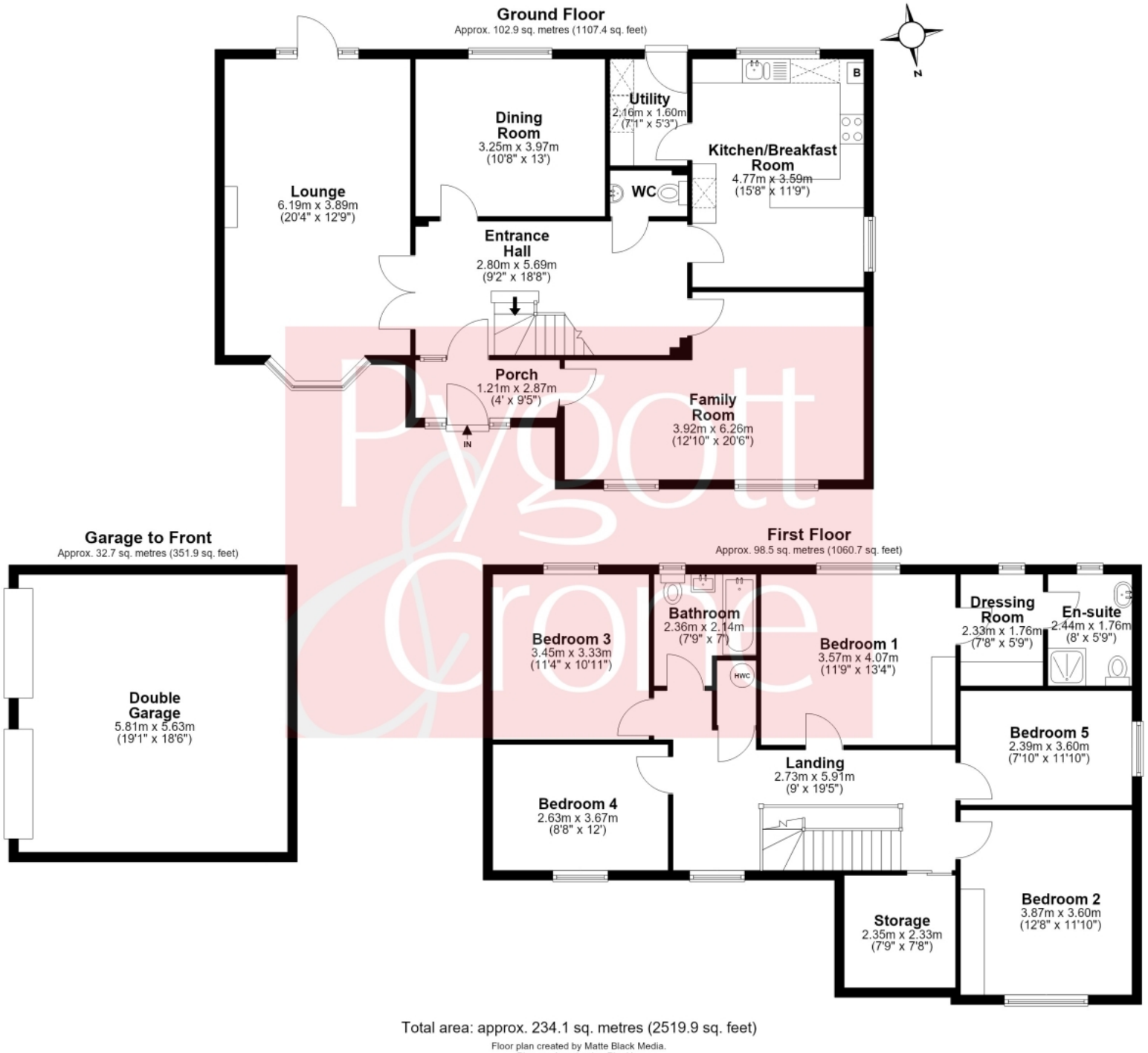












Total area: approx. 234.1 sq. metres (2519.9 sq. feet)

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

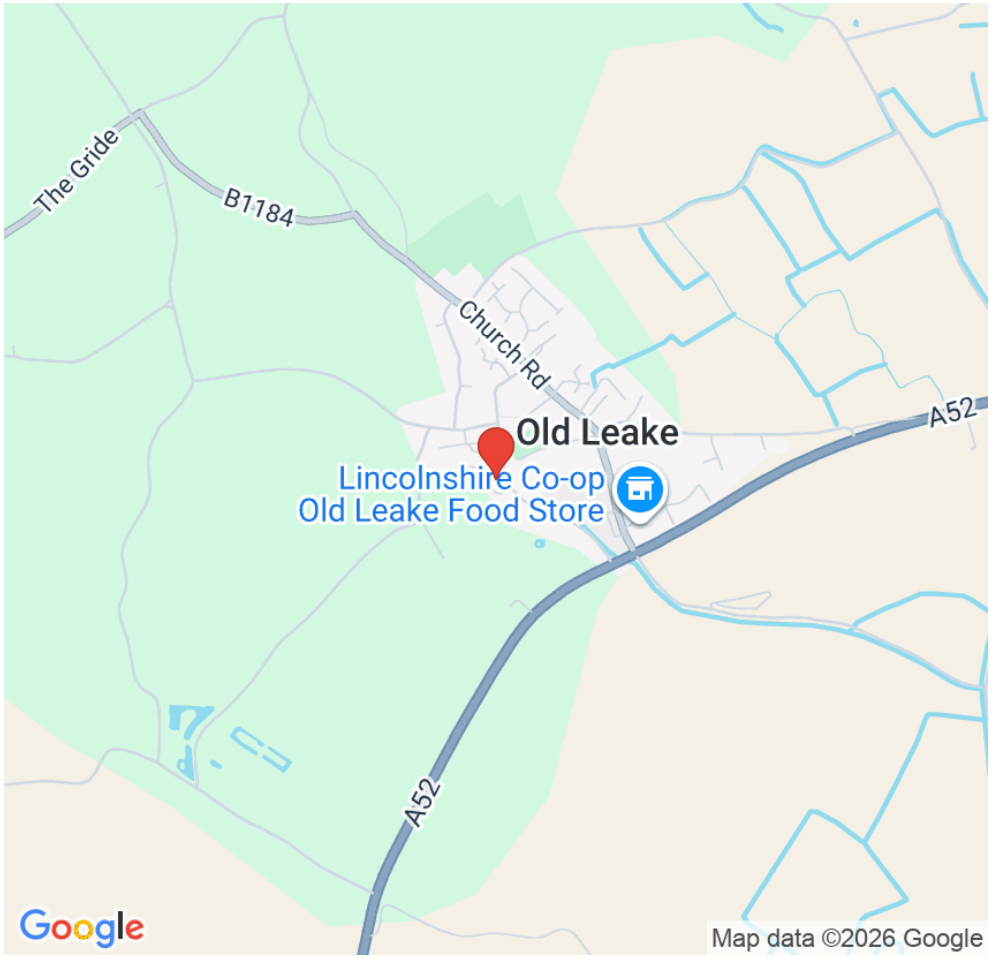








Location



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1 Giles Close, Old Leake
is on the market with our Boston branch

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