



Holly Cottage Station Road, Old Leake Boston PE22 9QJ

welcome to

Holly Cottage Station Road, Old Leake Boston

Charming 4-bed cottage on Station Road, Old Leake. Full of character with multiple reception rooms, kitchen, pantry & utility. Four double bedrooms. Large natural garden with pond, plus garage/workshop. Ideal family home.





Lounge
16' x 10' 2" (4.88m x 3.10m)

Sitting Room
12' x 11' 11" (3.66m x 3.63m)

Sun Room
11' 8" x 7' 9" (3.56m x 2.36m)

Kitchen
10' 11" x 10' 2" (3.33m x 3.10m)

Dining Room
12' 4" x 11' 11" (3.76m x 3.63m)

Utility Room
11' 9" x 4' 6" (3.58m x 1.37m)

Bedroom One
11' 10" x 11' 9" (3.61m x 3.58m)

Bedroom Two
12' x 11' 10" (3.66m x 3.61m)

Bedroom Three
10' 3" x 7' (3.12m x 2.13m)

Bedroom Four
10' 3" x 7' 10" (3.12m x 2.39m)

Bathroom

Exterior

Total floor area 179.3 m² (1,930 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Holly Cottage Station Road, Old Leake Boston

- Charming 4-bedroom cottage
- Character home
- Huge garage
- Downstairs cloakroom
- Utility room

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C

£325,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/BWB116745



Property Ref:
BWB116745 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01205 351010



Boston@williamhbrown.co.uk



14 Wide Bargate, BOSTON, Lincolnshire, PE21
6RH



williamhbrown.co.uk