

**BRUCE MATHER**  
INDEPENDENT ESTATE AGENT



Holly House Chapel Road  
Old Leake, PE22 9PN

**Asking Price £210,000**



# Holly House Chapel Road

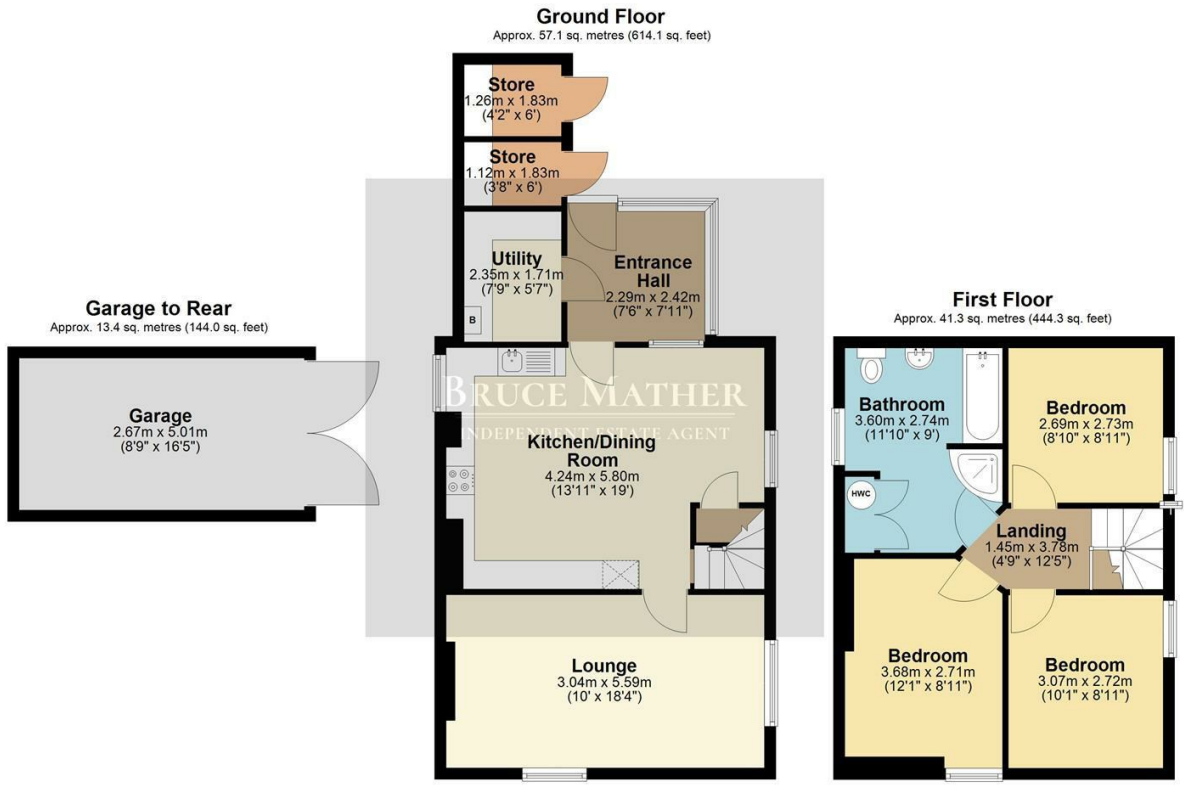
Old Leake, PE22 9PN

A delightful country cottage with three bedrooms, a generous wrap around garden and rural views located outside Old Leake, Lincolnshire. Upstairs has three bedrooms and a good sized bathroom with separate shower, downstairs is an eat in kitchen/diner, reception room, utility room. entrance hall, outside there are 2 store rooms and a garage. The garden wraps around the house offering plenty of scope for anyone with green fingers as well as taking advantage of the views. Located some 8.6 miles North East of Boston which is were all your local amenities, supermarkets and schools can be found. To arrange a viewing at this rural cottage please call Bruce Mather Estate Agent on 01205365032.





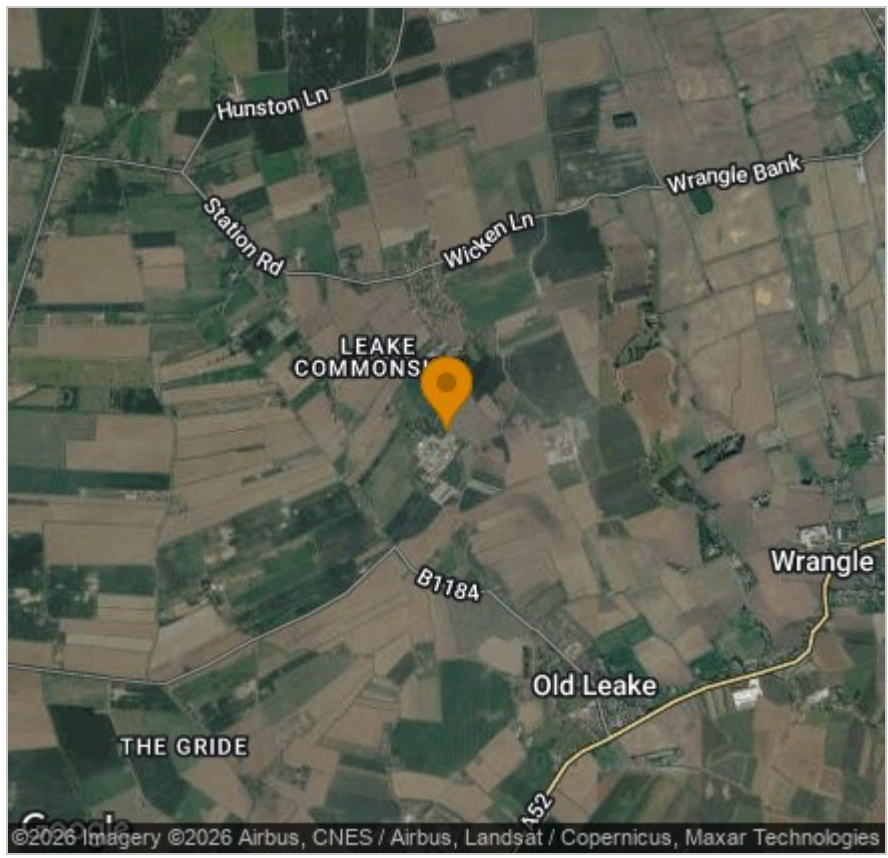
# Floor Plan



Total area: approx. 111.7 sq. metres (1202.4 sq. feet)

All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract. Plan produced using PlanUp.

# Area Map



# Viewing

Please contact our Boston Residential Office on 01205 365032 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			100
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		41	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

