

BRUCE MATHER
INDEPENDENT ESTATE AGENT



9 Poplar Court
Old Leake, Boston, PE22 9NL
£155,000



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An opportunity to acquire this spacious 2-bedroom bungalow, tucked away in a quiet and highly desirable cul-de-sac location within the popular village of Old Leake, Boston.

Offered for sale with the benefit of no onward chain, this property is ideally suited for investors, developers, or buyers looking for a project to put their own stamp on. While the property benefits from some updates—including full uPVC double glazed windows and exterior doors, long-lasting uPVC fascias, and an oil-fired central heating system—it requires a program of interior modernisation and repair work throughout. A particular highlight is the generous 6-metre long conservatory overlooking the low-maintenance rear garden.



KEY FEATURES

- **Property Type:** 2-Bedroom Semi-Detached Bungalow
- **Location:** Quiet cul-de-sac in the serviced village of Old Leake
- **Project Opportunity:** Requires interior modernisation and repair work to the buyer’s own specifications
- **Heating:** Oil-fired boiler supplying radiator heating
- **Glazing & Roofline:** Full uPVC double glazed windows, exterior doors, and uPVC fascias
- **Garden Room:** Impressive 6-metre conservatory overlooking the rear garden
- **Parking:** Extensive concrete frontage providing ample off-road parking
- **Council Tax:** Band B

ACCOMMODATION DETAILS

Entrance Hall

uPVC exterior double glazed door leading into the main home. Airing cupboard with hot water cylinder.

Lounge

A front facing living area featuring uPVC double glazed windows, offering ample space for seating and entertainment setups.

Kitchen

Fitted kitchen layout with practical work surface areas, oak styled storage units, and space for appliances.

Conservatory (6 Metres)

An expansive, versatile additional living space spanning 6 metres in length. Constructed with uPVC double glazing having brick lower wall, it serves as an excellent dining room, sunroom, or secondary sitting room, offering full views and direct access out to the rear garden.

Bedroom 1

A double bedroom featuring uPVC double glazing and central heating radiator.

Bedroom 2

A versatile second bedroom, ideal as a bedroom, guest room, hobby space, or home office.

Bathroom

Fitted family suite comprising a panelled bath with an overhead shower, wash hand basin, and low-level WC.

Utility Room

Having Worcester Oil Fired Boiler

Store Room

Having upvc window to front and radiator.

EXTERIOR & GROUNDS

Frontage & Parking

The entire front aspect has been thoughtfully laid to concrete for absolute ease of maintenance. This generous layout provides ample off-road parking for multiple vehicles.

Rear Garden

A fully enclosed, low-maintenance rear garden space mostly paved or gravelled for easy upkeep. The garden enjoys an excellent degree of privacy and can be directly accessed via the 6-metre conservatory.

GENERAL INFORMATION

- **Tenure:** Freehold
- **Council Tax:** Band B (Boston Borough Council)
- **Services:** Mains electricity, water, and drainage. Oil-fired central heating.

VIEWING & AGENT DETAILS

All viewings are strictly by appointment through the vendor’s sole selling agent:

Agent: Bruce Mather Ltd

Address: 6 Pump Square, Boston, PE21 6QW

Telephone: 01205 365032

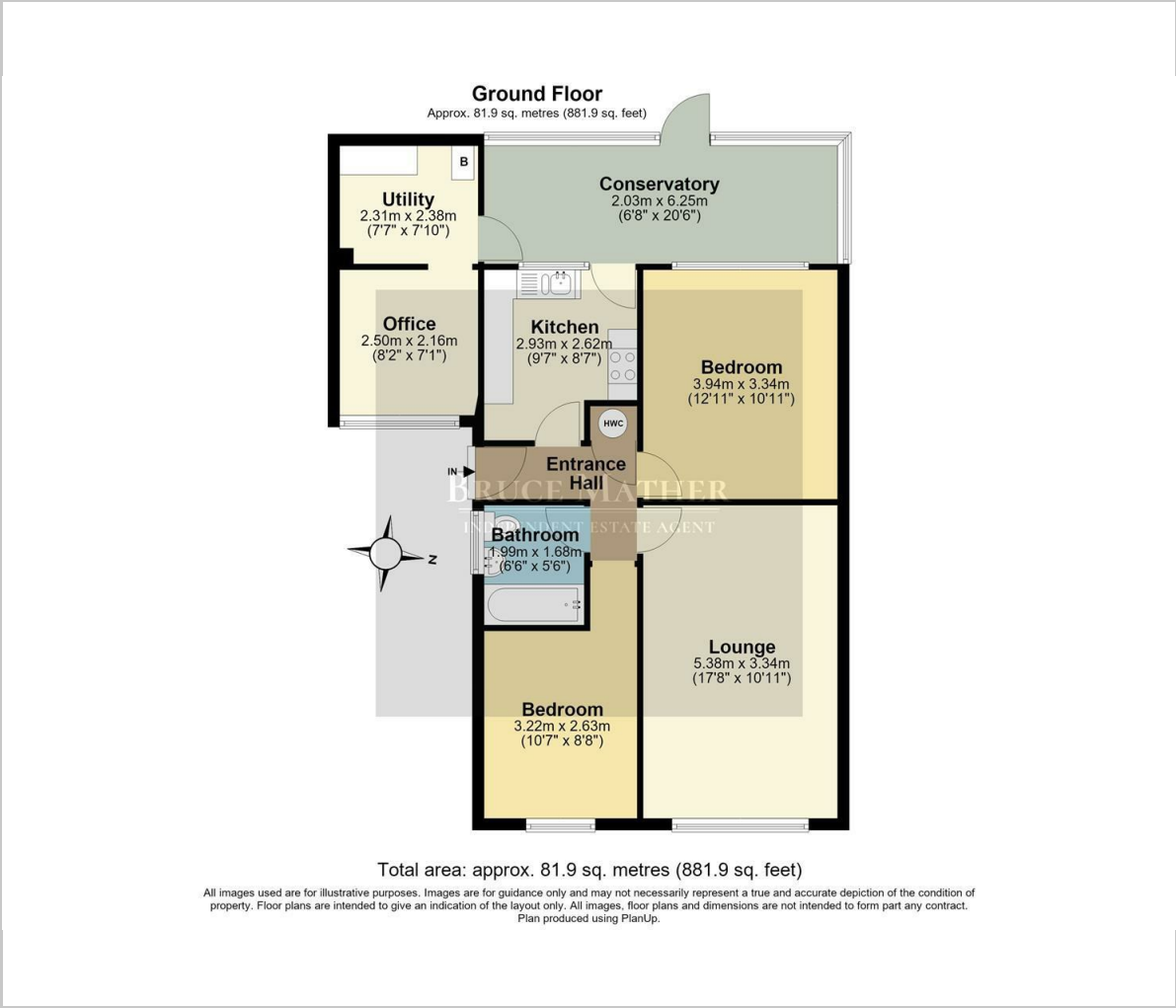
Website: www.brucemather.co.uk

AGENT’S NOTE

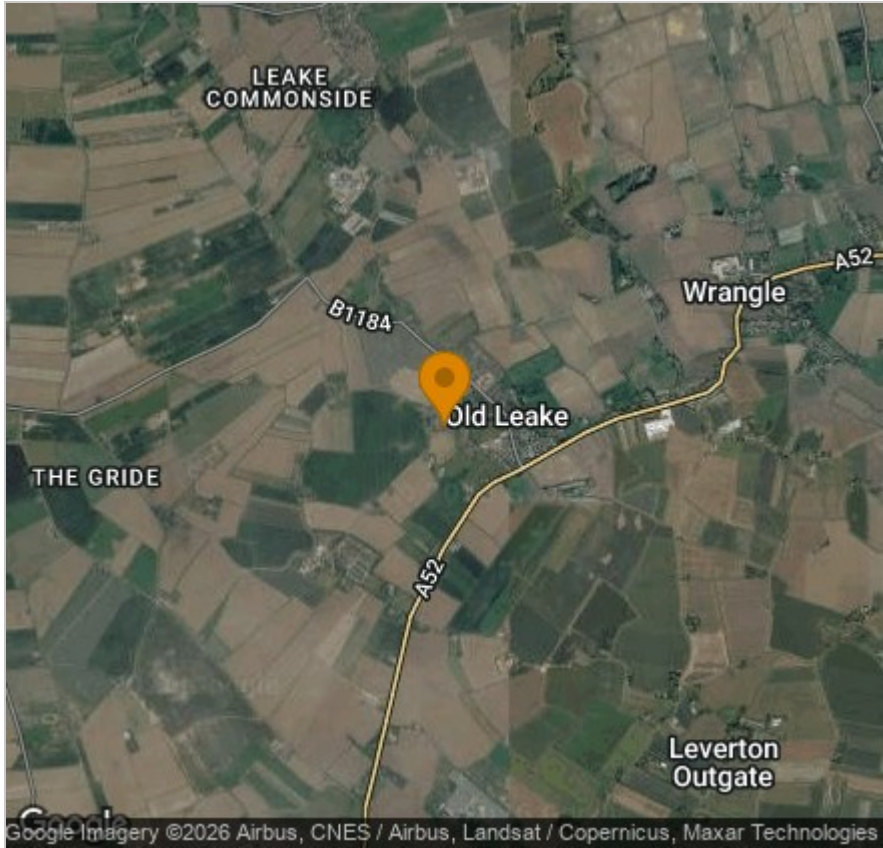
The property features a garage conversion historically utilised as a bedroom / store room. Prospective buyers should note that **no Building Regulations Certificate is available** for this conversion. The property is offered for sale on this basis, and the purchaser accepts full responsibility for satisfying themselves as to the structural integrity and compliance of the conversion.

Disclaimer: These particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The agents have not tested any apparatus, equipment, fixtures, fittings, or services and so cannot verify that they are in working order or fit for the purpose.

Floor Plan



Area Map

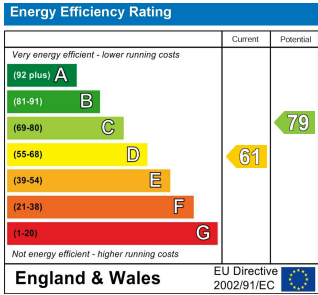


Viewing

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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