



## 1 Church View

Leasingham, Sleaford, NG34 8HF



Book a Viewing!

**£375,000**

This extremely well-presented executive detached bungalow is located in a private position in the centre of a popular and well sought after village. Benefitting from gas central heating, UPVC double glazing, the property has accommodation comprising of Entrance Hallway, Living Room, Dining Kitchen, Four Bedrooms, Wet Room, Shower Room and Conservatory. There is a shared private driveway providing access to the property and to the Detached Double Garage with parking to the front and an enclosed garden to the rear. The property is being sold with No Onward Chain.



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### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – C.

**COUNCIL TAX BAND** – E.

**LOCAL AUTHORITY** - North Kesteven District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

### **LOCATION**

Leasingham is a village situated less than 2 miles from Sleaford. The village offers a local primary school, Duke of Wellington public house, a preschool, a post office shop, corner shop, farm shop and two hairdressers. A local bus service runs Sleaford, with links to Lincoln, Grantham, Nottingham and Skegness.

### **ACCOMMODATION**

#### **RECEPTION HALL**

A fob operated automatic front door provides access to the reception hallway, with radiator and a built-in airing cupboard housing the hot water cylinder.



#### LIVING ROOM

17' 5" x 12' 9" (5.32m x 3.90m) Having UPVC double glazed windows to the front and side elevations, radiator, fireplace with gas fire and opening through to the kitchen diner.

#### KITCHEN DINER

24' 2" x 12' 11" max (7.39m x 3.96m) Having a range of modern fitted units comprising of base cupboards and drawers with work surfaces overs, inset sink, electric oven, hob and extractor hood, space for appliances, wall mounted gas fired boiler, UPVC double glazed windows to the front and rear elevations, radiator and UPVC double glazed door to the conservatory.

#### CONSERVATORY

10' 0" x 7' 1" max (3.05m x 2.18m) Having a brick built base wall, UPVC double glazed windows and door, radiator, power and lighting.

#### BEDROOM 1

15' 7" x 13' 0" (4.76m x 3.97m) Having two UPVC double glazed windows to the rear elevation and radiator.

#### BEDROOM 2

12' 4" x 11' 8" (3.76m x 3.58m) Having UPVC double glazed window to the side elevation and radiator.

#### BEDROOM 3

9' 4" x 8' 7" max (2.87m x 2.62m) Having UPVC double glazed window to the side elevation and radiator.

#### BEDROOM 4

10' 4" x 9' 2" (3.17m x 2.80m) Having UPVC double glazed window to the front elevation and radiator.

#### WET ROOM

Having suite to comprise of shower, WC and wash hand basin, radiator and UPVC double glazed window to the side elevation.

#### SHOWER ROOM

Having a modern suite to comprise of shower cubicle, WC and wash hand basin, radiator and UPVC double glazed window to the side elevation.

#### OUTSIDE

The property is approached over a shared private gravelled driveway which provides access to the block paved driveway at the front of the bungalow. This provides ample off road parking and leads to the detached double garage. There is pedestrian access either side of the bungalow to the rear garden which is lawned with a selection of shrubs and borders and a paved patio area adjacent to the rear of the property.

There is a timber built summer house and PVC storage shed.

#### DETACHED DOUBLE GARAGE

17' 4" x 16' 11" (5.30m x 5.18m) Having two up and over doors, UPVC double glazed side door and window, power and light connected.





## AGENTS NOTE

We have been advised that the property has been affected by historic flooding, for more information please contact Mundys.

### WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

### SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CMH, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRRICS.

### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

### NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be roughly checked.

### GENERAL

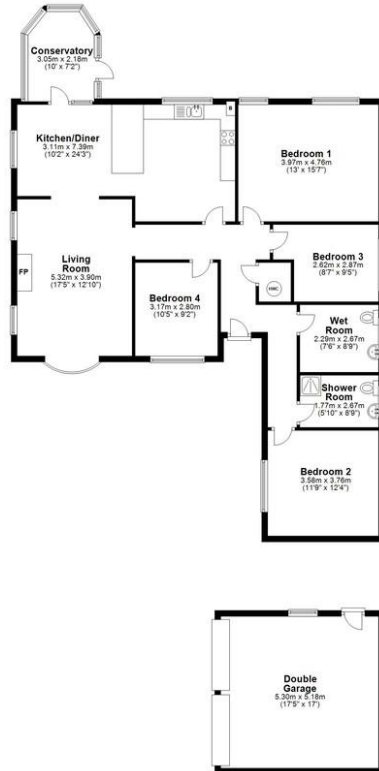
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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Ground Floor  
Approx. 160.4 sq. metres (1727.0 sq. feet)



Total area: approx. 160.4 sq. metres (1727.0 sq. feet)  
For illustration purposes only.  
Plan produced using PlanItUp

29 – 30 Silver Street  
Lincoln  
LN2 1AS

22 Queen Street  
Market Rasen  
LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

