

Washdyke Lane, Leasingham NG34 8LT

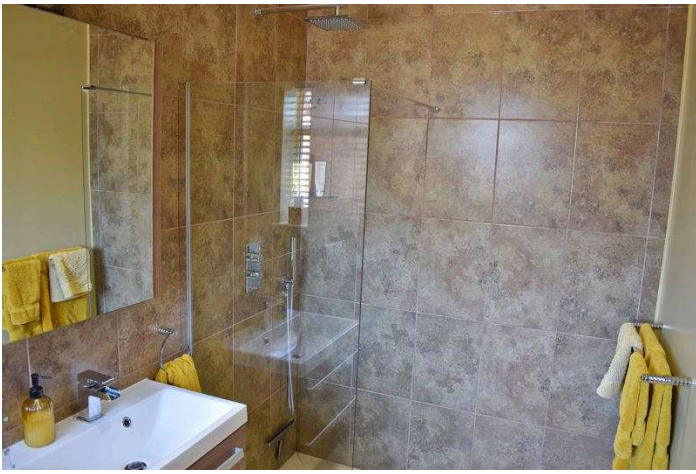


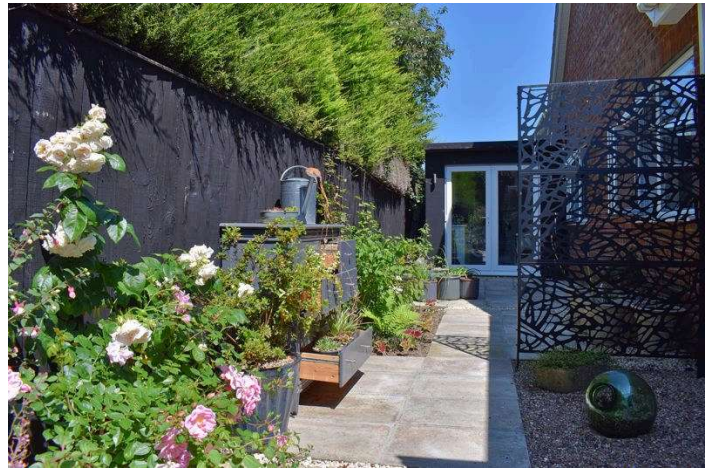
A truly wonderful and substantial residence situated on a beautifully landscaped plot in this sought after village location. The property is finished to an exemplary standard with a number of bespoke design features. The accommodation comprises four large bedrooms, a **MAGNIFICENT 900 SQ. FT OPEN PLAN LIVING AREA**, two en-suites, a family bathroom and utility. Double glazing and gas central heating are installed. Early viewing is essential to appreciate this very unique home.

Offers Over £600,000









Situation and Amenities

Leasingham is a well-appointed village with a pub, village hall, Post Office and village store, situated approximately two miles north of Sleaford, which has a fantastic array of amenities including pubs, restaurants, supermarket shopping and a range of schools. The surrounding area offers leisure and recreation opportunities including golf courses, walking and riding. There is a good choice of public, private and the well-respected grammar schools Kings School (Boys), Kesteven and Grantham Girls School in Grantham and further schools in Sleaford and Bourne. The cathedral city of Lincoln is approximately 17 miles distant, has a mainline station (London Kings Cross direct from 120 minutes) and the quaintly historic Cathedral Quarter, universities and the County Hospital. The well-respected Minster and St Mary's private schools are also situated in Lincoln.

Accommodation

Upon entering the front door, this leads into:

Entrance Hallway

The t-shaped entrance hallway sets the tone of this contemporary bungalow and has a designer concrete floor with underfloor heating. The hallway provides access to all rooms and has recessed ceiling spotlights.

OPEN PLAN LIVING/KITCHEN AREA 45' 8" x 19' 7" (13.91m x 5.96m)

This fantastic open plan room certainly has the wow factor, with two feature apex windows to the rear elevation, beneath which are two sets of bi-fold doors that enjoy fabulous views across the landscaped gardens. There are two further windows to the side. The room is approximately 900 sq ft in size and therefore can more than comfortably accommodate both lounge and dining room furniture. Within the lounge area is a contemporary media wall which incorporates display recesses with concealed lighting, storage cabinets with under-unit lighting, and a striking state of the art electric fire. The kitchen area is fitted with a wonderful range of contemporary base and wall units, complemented with contrasting work surfaces and glass splash backs. There is a large central island which incorporates a twin Smeg sink, Neff induction hob, AEG pop up extractor and a dishwasher. Further integrated appliances include an eye level Neff oven and microwave with warming drawer, and a large Fisher and Paykel wine fridge. The room is enhanced with multiple ceiling light points. A door leads through to the utility room.

Utility Room 18' 5" x 5' 6" (5.61m x 1.68m) (overall dimensions)

The utility room is sub-divided. The main area has base and wall units, a stainless steel sink and the central heating boiler. The rear porch area has space and plumbing for a washing machine and tumble dryer, together with wall storage units and an extractor fan. The entire utility room has a ceramic tiled floor, recessed ceiling spotlights and two windows to the side.

Bedroom One 18' 2" x 12' 8" (5.53m x 3.86m)

This splendid master bedroom has a window to the front elevation and a ceiling light point. Doors provide access into the dressing room and the en-suite shower room.

Dressing Room 15' 0" x 4' 9" (4.57m x 1.45m)

The dressing room has an opaque window to the side elevation, an excellent range of fitted wardrobes and recessed ceiling spotlights.

En-suite Shower Room 9' 3" x 5' 5" (2.82m x 1.65m)

This well appointed en-suite has an opaque window to the front elevation and is fitted with a walk-in shower cubicle with mains rainwater head shower, contemporary vanity unit with wash hand basin inset and storage beneath, and a WC. The room is complemented with ceramic floor and wall tiling. There is also a floor drain, recessed ceiling spotlights and an extractor fan.

Bedroom Two 13' 7" x 10' 11" (4.14m x 3.32m)

A further good sized double bedroom having a window to the rear elevation and a ceiling light point. A door leads into the en-suite shower room.

En-suite to Bedroom Two 9' 7" x 4' 7" (2.92m x 1.40m) (excluding storage cupboards)

This en-suite has a walk-in shower cubicle with mains rainwater head shower, contemporary vanity unit with wash hand basin inset and storage beneath, and a WC. The room is enhanced with a range of full height storage cupboards. There is also a ceiling light point and an extractor fan.

Bedroom Three 15' 9" x 13' 1" (4.80m x 3.98m)

This very large room is currently utilised as a home office/studio, and has French doors leading out to the courtyard at the rear, and a ceiling light point.

Bedroom Four 13' 2" x 13' 1" (4.01m x 3.98m)

A double bedroom with a window to the rear elevation and a ceiling light point.

Family Bathroom 11' 11" x 9' 3" (3.63m x 2.82m)

The family bathroom has an opaque window to the front elevation and is fitted with a contemporary suite comprising a roll top bath with waterfall mixer tap stand, vanity unit with wash hand basin inset and storage beneath, and a WC. In addition there is a large walk-in shower with mains rainwater head shower and floor drain fitted. The bathroom is complemented with a ceramic tiled floor and walls. The room has recessed ceiling spotlights and an extractor fan.

Outside

The property stands on a delightful plot and is accessed via twin five bar gates which lead onto a substantial gravelled driveway providing off road parking for numerous vehicles. This in turn leads to the garage. There is a patio area adjacent to the front door and from here gated access leads around the side and into the rear garden.

Side Garden

The principal garden is located to the side of the property and has been beautifully landscaped by the present owners. The garden is south facing and enjoys a high degree of privacy. There is a well maintained and shaped lawn edged with borders containing an abundance of mature shrubs, plants and trees. Situated adjacent to the property is a sizeable porcelain patio which is interspersed with borders containing a wide variety of mature shrubs, plants and flowers.

Rear Courtyard Garden

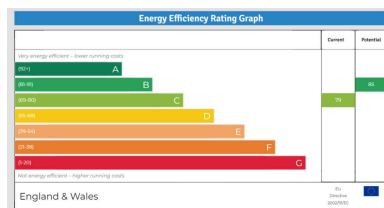
To the rear of the property is a courtyard style garden which provides a further outdoor seating and entertaining space, and once again has a high degree of privacy. To the rear of the courtyard is a purpose built timber building (7'5" x 7'4") which is currently utilised for dog grooming, but would make an ideal home office if required. The building is equipped with both power and lighting.

Garage 19' 8" x 11' 6" (5.99m x 3.50m)

The garage has an up and over door to the front elevation and is equipped with power and lighting. Access to the roof space is obtained from here.

Council Tax

The property is in Band E.



VIEWING

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

THINKING OF SELLING?

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

Local Authority

North Kesteven District Council, Lincs, 01529 414155

Possession/Tenure

Vacant possession will be given upon completion. The tenure of the property is Freehold.

MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

Services/Referral Fees

Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers:

Chattertons Solicitors - £120.00 including VAT, paid only upon completion.

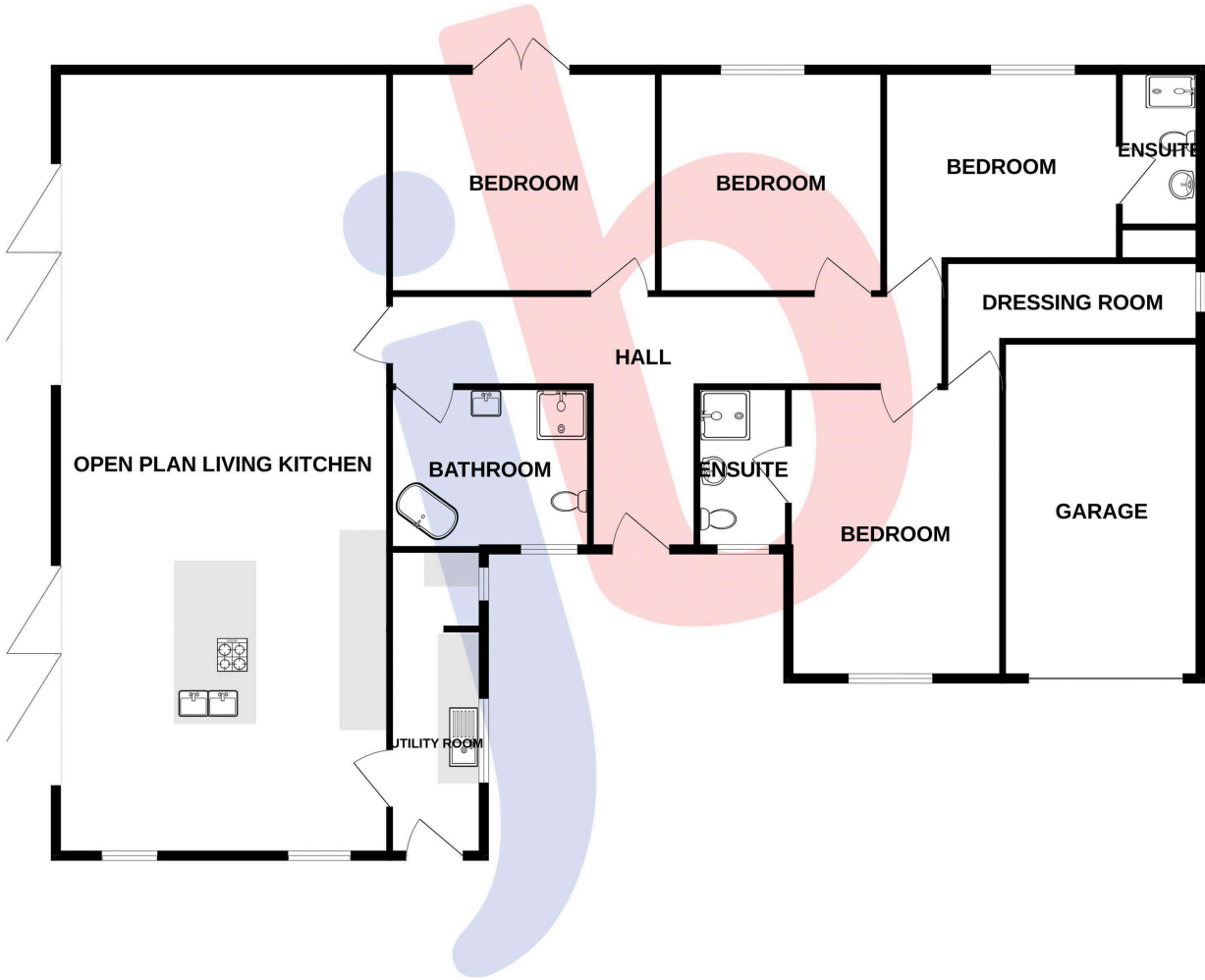
Bird & Co LLP - £120.00 including VAT, paid only upon completion.

Monument Financial – Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral.

PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted.

Agents Note. We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00006996 16 July 2024

GROUND FLOOR
2509 sq.ft. (233.1 sq.m.) approx.



TOTAL FLOOR AREA : 2509 sq.ft. (233.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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