

***FLAXWELL WAY,
LEASINGHAM, NG34 8JR***



£243,000

Located in a lovely tucked away position at the head of this cul-de-sac, an Extended Three Bedroom Detached Bungalow with Ample Parking and a Large Garage. The property is offered with No Forward Chain and benefits from Double Glazing, Gas Central Heating and uPVC Soffits and Fascia's and the full accommodation comprises Hall, Three Bedrooms, Shower Room, Kitchen, Utility Room and Large 'L' Shaped Lounge Diner with bay window. Outside there are low maintenance front and rear gardens and the drive approaches the Garage measuring 5.21m (17'1") x 4.11m (13'6"). Early viewing is highly recommended.

Location:

Leasingham is a popular village with facilities including a primary school, village hall, local store/Post Office, community owned pub serving full meals and farm shop with café and restaurant. It is located close to Sleaford with amenities to cater for most day to day needs including schools, doctor's surgery, library and rail links to surrounding areas including Grantham with an Intercity rail connection to London Kings Cross.

Directions:

From our office head North and continue to the Holdingham roundabout. Take the third exit to Lincoln and turn right into Leasingham. Enter Moor Lane and follow the road as it bears to the left and at the next right hand bend, continue straight ahead into Captains Hill. Turn right into Flaxwell Way and the property is located at the head of the cul-de-sac as indicated by our 'For Sale' board.

An entrance door provides access to the **Entrance Porch** with a further door to the Hall having loft access, airing cupboard with Vaillant boiler installed in 2021 (with a ten year warrant), built-in cupboard and radiator.

Lounge Diner: 7.09m (23'3") x 4.65m (15'3") max

Having bay window, two radiators, patio doors to the garden, three wall light points fireplace with t.v plinth and vaulted ceiling.

Kitchen: 2.82m (9'3") x 2.64m (8'8")

Having a range of wall and base units, concealed lighting to one unit, worktop, inset sink with monobloc tap, tiled splashbacks, extractor fan and space for cooker. A door provides access to the:

Utility Room: 1.93m (6'4") x 1.45m (4'9")

Having double glazed rear entrance door and plumbing for washing machine.

Bedroom 1: 3.38m (11'1") x 2.64m (8'8")

Having radiator and two built-in double wardrobes with bi-fold doors.

Bedroom 2: 3.12m (10'3") x 2.51m (8'3")

Having radiator and two built-in double wardrobes with bi-fold doors.

Bedroom 3: 2.64m (8'8") x 2.03m (6'8")

Having radiator.

Shower Room:

Having separate shower with electric unit, vanity hand washbasin with mixer tap, low level w.c, tiled splashbacks, extractor fan and radiator.

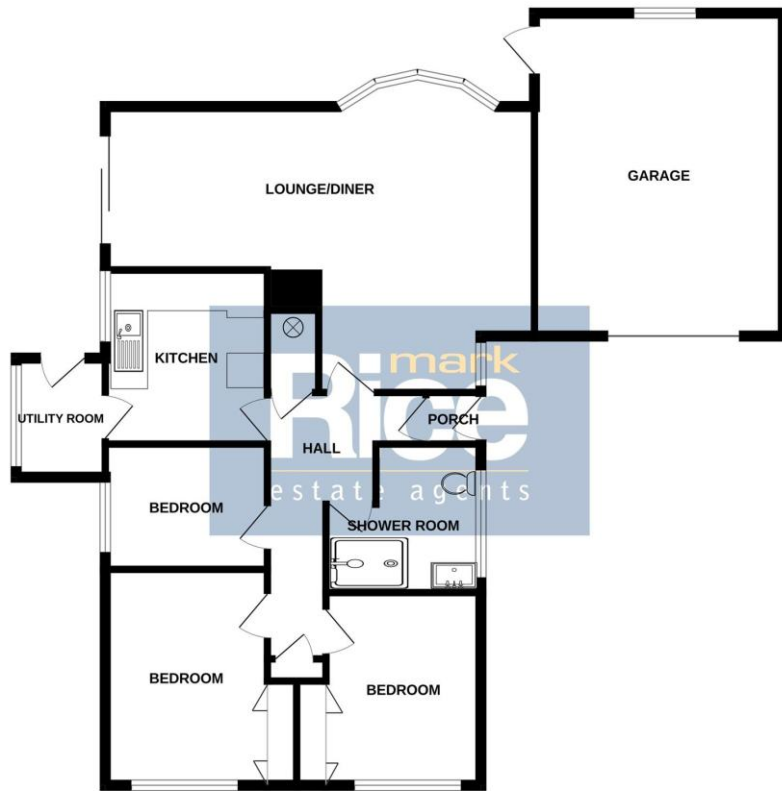
Outside:

The front garden has a block paved drive providing **Parking** which approaches the **Attached Garage 5.21m (17'1") x 4.11m (13'6")** having up and over door, double glazed personal door and light and power points. There is a further garden area to the side and a cold water tap is fitted. There is a patio area to the side of the property and the main **Rear Garden** is South facing and laid mostly to lawn and is particularly private and sheltered by mature evergreen hedges, bushes and small trees.

**Lounge Diner****Further Aspect****Kitchen****Bedroom 1****Bedroom 2**

Council Tax Band B.

GROUND FLOOR
1022 sq.ft. (94.9 sq.m.) approx.



TOTAL FLOOR AREA: 1022 sq.ft. (94.9 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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Bedroom 3



Shower Room



Rear Garden



Further Aspect

Agent's Note: These particulars are set out for the guidance of proposed purchasers and act as a general guideline and do not constitute part of an offer or contract. Measurements shown are approximate and are to be used as a guide only and should not be relied upon when ordering carpets etc. We have not tested the equipment or central heating system if mentioned in these particulars and prospective purchasers are to satisfy themselves as to their order. All descriptions, references to condition or permissions are given in good faith and are believed to be correct, however, any prospective purchasers should not rely on them as statements or representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the authority to give any warranty or representation whatsoever in respect of this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties that have been sold or withdrawn.

*Fixtures &
Fittings:*

Items described in these particulars are included in the sale. All other items are not included. We recommend purchasers obtain legal advice and surveys before legal completion.

*Money
Laundering
Regulations
2003:*

We require proof of identification from all purchasers and proof of the ability to proceed from buyers not requiring a mortgage.

Reference 07/05/2025

**Viewing Strictly by Appointment With Mark Rice Estate Agents
Telephone 01529 414488**