

***GORSE LANE,
LEASINGHAM, NG34 8JD***



£249,950

With the advantage of No Forward Chain and in a quiet and tucked away position, a Three Bedroom Detached House with a much larger than average Rear Garden and Ample Parking. The property is Double Glazed and has Gas Central Heating and is located within a small cul-de-sac setting convenient for the centre of the village. The full accommodation comprises Entrance Hall, Cloakroom, Lounge, Conservatory, 22'5 Dining Kitchen, Office/Reception Area, Three Bedrooms and Bathroom. Viewing is advised to appreciate the size of the plot and position of this property.

Directions:

Travelling from Sleaford on the A15 towards Lincoln, turn right towards Leasingham and enter Moor Lane. Follow this road as it bears to the left and right and bear right before turning left into Gorse Lane. Continue to the end of the cul-de-sac and the property is indicated by our 'For Sale' board.

A double glazed entrance door provides access to the **Hall** having double radiator, thermostat, tiled floor, understairs cupboard and plumbing for washing machine.

Lounge: 5.16m (16'11") x 3.02m (9'11")

Having two radiators, gas fire with surround, three wall light points.

Conservatory: 3.28m (10'9") x 2.74m (9'0")

Having tiled floor and doors to the rear garden. (This room does require work).

Cloakroom:

Having low level w.c, hand washbasin, radiator, tiled floor and tiled splashbacks.

Dining Kitchen: 6.83m (22'5") x 2.29m (7'6")

Having a range of wall and base units with worktop over, double radiator, 1½ bowl single drainer inset sink with monobloc tap, tiled splashbacks, cooker hood, space for cooker, gas point and dining area.

A door provides access to the Rear Porch.

Rear Porch: 2.34m (7'8") x 1.22m (4'0")

Having patio door to garden, tiled floor and stable style door leading to the:

Office/Reception Area: 5.00m (16'5") x 2.74m (9'0")

Having radiator and wall mounted boiler.

Stairs provide access to the **First Floor Landing** having airing cupboard, further built-in cupboard and radiator.

Bedroom 1: 3.35m (11'0") x 3.20m (10'6")

Having single wardrobe, two double wardrobes, two bedside cabinets, three built-in cupboards and radiator.

Bedroom 2: 3.07m (10'1") x 2.74m (9'0")

Having radiator and two double built-in wardrobes.

Bedroom 3: 2.34m (7'8") x 2.16m (7'1")

Having radiator.

Bathroom:

Having bath with mixer tap and electric shower unit over, pedestal hand washbasin with mixer tap, low level w.c, white towel radiator and tiled splashbacks.



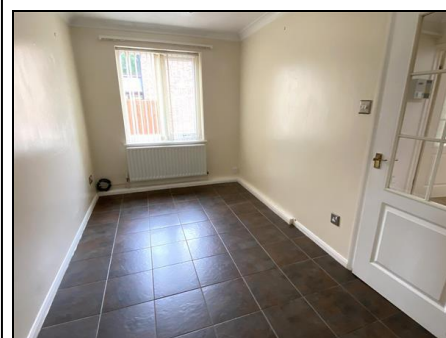
Lounge



Conservatory



Dining Kitchen



Further Aspect



Rear Porch

Outside:

The property is approached via a gravelled driveway which provides access to the further gravelled parking areas. A gate provides access to the **Side Garden** which is also gravelled for ease of maintenance with two sheds. The **Rear Garden** is South facing and has a lawn, patio area, gravelled areas, a shed, and a cold water tap is fitted.

Council Tax Band C.



Office/Reception Area



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom



TOTAL FLOOR AREA : 1093 sq.ft. (101.6 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		82
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Rear Garden



Side Garden

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 26/08/2025

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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