

DRAFT

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



£270,000

An extended and spacious Three Bedroom Detached Bungalow located in a quiet Cul-De-Sac within this popular village and offered to the market with No Onward Chain. The property is situated on a generous plot, offering much larger than average gardens to the rear which have been well maintained and are particularly private with views towards St. Andrews Church. Internally the property offers Gas central heating and full double glazing, however, would benefit from cosmetic updating throughout with the full accommodation comprising Entrance Hall, 23'2" Lounge Diner, Kitchen, Three Bedrooms, and Shower Room. Outside to the front is a good sized block paved driveway providing Parking for several vehicles with a larger than average Garage. This property must be viewed to fully appreciate the potential available.

Directions:

From our offices head North and proceed past the Tesco traffic lights and over Galley Hill Bridge. Continue to the next roundabout, take the second exit and proceed to the Holdingham Roundabout. Take the third exit signposted 'A15/Lincoln' and take the second turning on the right into the village of Leasingham. Follow the road as it bears to the left and turn left onto Captains Hill. Take the first turning on the right into Flaxwell Way where the property is located on the left hand side as indicated by our 'For Sale' board.

Double glazed entrance door provides access to the **Entrance Hall** having airing cupboard housing the Worcester Bosch combination boiler, further store cupboard, ceiling downlighters, smoke alarm, and radiator.

Lounge Diner: 4.65m (15'3") x 7.06m (23'2") max

Having bay window, ceiling downlighters, two radiators, and sliding patio doors to the rear garden.

Kitchen: 2.84m (9'4") x 4.47m (14'8")

Being fully tiled and having a range of matching wall and base units with worktop over, single inset stainless steel drainer sink with mixer tap, rear entrance door, and a range of integrated appliances including single electric oven, four ring electric hob, fridge, microwave, and washing machine.

Bedroom 1: 3.53m (11'7") x 2.67m (8'9")

Having built-in wardrobes with sliding mirrored doors, further built-in bedroom furniture including chest of drawers and overhead storage with downlighters, two wall light points, and radiator.

Bedroom 2: 3.17m (10'5") x 2.54m (8'4")

Having built-in wardrobes with sliding mirrored doors, two wall light points, and radiator.

Bedroom 3: 2.01m (6'7") x 4.47m (14'8")

Having store area 0.84m (2'9") x 1.55m (5'1"), radiator, and French doors to the rear garden.

Shower Room: 1.70m (5'7") x 2.54m (8'4") max

Being fully tiled and having concealed cistern w.c, vanity hand washbasin with mixer tap, separate shower cubicle with electric shower, ceiling downlighters, and chrome towel radiator.

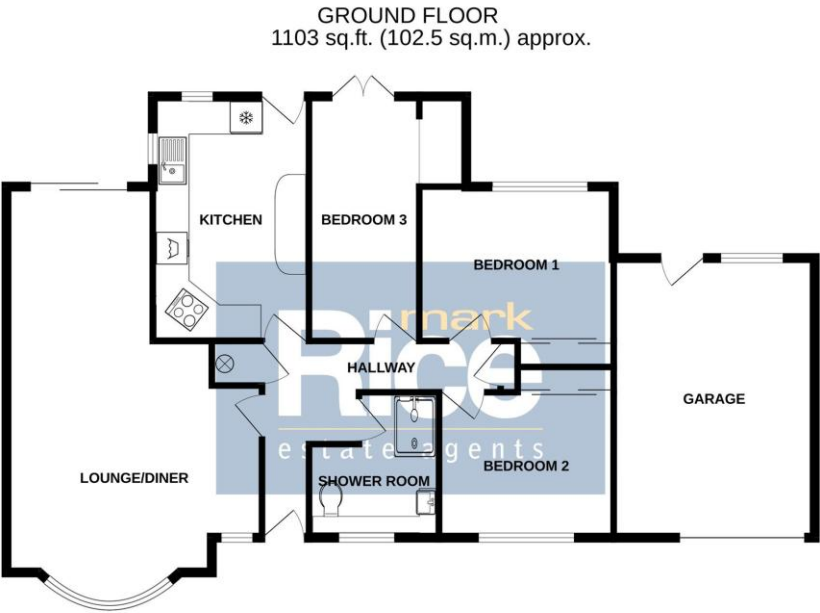
Outside:

A block paved drive provides off road parking and approaches the **Attached Garage 3.66m (12'0") x 5.11m (16'9")** having manual up and over door, power points, lighting, and a personnel door to the rear garden. The front gardens are laid to gravel for ease of maintenance with well stocked decorative borders, filled with a variety of shrubs and hedging. A cold water tap is fitted to the front. A timber gate provides access to the rear gardens which are larger than average with a large raised patio area and patio steps leading to the lawned area, having gravelled and well stocked borders which leads to the two store sheds, one brick built and one metal.

**Lounge Diner****Lounge Area****Dining Area****Kitchen****Further Aspect**

To the side is a further patio area with raised beds for planting, all of which is fully enclosed by timber fencing, looking out to the spire of St Andrews Church and forming a particularly private retreat.

Council Tax Band: C
North Kesteven District Council annual charge: £1960.33



TOTAL FLOOR AREA: 1103 sq.ft. (102.5 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 1



Bedroom 2



Shower Room



Rear 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 08/09/25

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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