



The Green, Leasingham, Sleaford

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 OLIVER REILLY



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- SPACIOUS DETACHED BUNGALOW
- TWO RECEPTION ROOMS
- ENVIABLE CORNER PLOT POSITION
- DETACHED GARAGE & AMPLE OFF-STREET PARKING
- SCOPE TO IMPROVE & ADD VALUE
- THREE BEDROOMS
- CHARMING VILLAGE LOCATION
- EXCELLENT SCOPE TO EXTEND (STPP)
- PRIVATE ENCLOSED GARDEN
- NO CHAIN! Tenure: Freehold EPC 'C' (69)

YOU NEED TO BE KEEN... FOR THE GREEN..!

Prepare yourself, for an exciting opportunity to acquire a superbly spacious detached bungalow. Owning a wonderful 0.10 of an acre corner plot position. Situated in an idyllic cul-de-sac, within the heart of a highly desirable and extremely well-served village. Enjoying ease of access to Sleaford, Ruskington and onto the A17. PROMOTING PURE POTENTIAL from the outset, this superb detached residence has all the key ingredients for a purchaser to MAKE THEIR OWN MARK. The bungalow provides a free-flowing internal layout, comprising: Entrance hall, inner hallway, fitted kitchen, separate dining room, with double doors opening into a LARGE LIVING ROOM. There are THREE BEDROOMS, a three-piece bathroom and a large rear porch, leading out into a HIGHLY PRIVATE and FULLY ENCLOSED rear garden. Boasting substantial space to the left side elevation, for a substantial extension. Subject to relevant planning approvals. Secure high-level double gates via the left side/ rear aspect, open onto an MULTI-CAR DRIVEWAY. Leading into a detached garage, with power and lighting. There is also sufficient space to the front, for further parking options, if required. Subject to a dropped kerb. In addition to the lovely residential position. The bungalow provides uPVC double glazing throughout (excluding the rear porch) and gas central heating, via a modern boiler. TAKE YOUR CHANCE! With a splash of personality and a eye-for design, combined with an enviable plot. This could be the ONE YOU'VE BEEN WAITING FOR. Step inside, and see for yourself! Marketed with NO ONWARD CHAIN!

Offers in excess of £180,000



- ENTRANCE HALL:** 9'1 x 3'6 (2.77m x 1.07m)
 Accessed via an obscure uPVC front entrance door. Providing vinyl flooring, a single panel radiator, telephone point, and a ceiling light fitting. Access into the rear porch and inner hallway.
- INNER HALL:** 15'1 x 7'1 (4.60m x 2.16m)
 With a ceiling light fitting, smoke alarm, loft hatch access point and a large open airing cupboard space. Providing sufficient storage space. Access into all three bedrooms, the bathroom, living room and kitchen. Max measurements provided.
- KITCHEN:** 11'4 x 8'6 (3.45m x 2.59m)
 Providing vinyl flooring. The kitchen hosts a range of fitted wall and base units with marble-roll-top works surfaces over and partial white wall tiled splash backs. Inset 1.5 bowl stainless steel sink with mixer tap and drainer. Integrated electric oven with four ring induction hob over and extractor hood above. Under counter plumbing. provision for a washing machine, tumble dryer and a freestanding fridge freezer. Access to the electrical RCD consumer unit, ceiling strip light, uPVC double glazed window to the side elevation. Open-access into the dining room. Max measurements provided.
- DINING ROOM:** 8'7 x 8'2 (2.62m x 2.49m)
 With carpeted flooring, a single panel radiator, ceiling light fitting and a uPVC double glazed window to the front elevation. Internal French doors open into the large living room.
- LIVING ROOM:** 17'6 x 12'1 (5.33m x 3.68m)
 A GENEROUS reception room. Providing carpeted flooring, two wall light fittings, a TV/telephone point, modern radiator and provision for an fireplace, with a fitted raised hearth. Access into the inner hallway.
- MASTER BEDROOM:** 11'7 x 10'7 (3.53m x 3.23m)
 A well-appointed DOUBLE bedroom. Providing carpeted flooring, a single panel radiator, TV point, a ceiling light fitting, extensive fitted open wardrobe space and a uPVC double glazed window to the rear elevation. Max measurements provided.
- BEDROOM TWO:** 11'7 x 9'2 (3.53m x 2.79m)
 A further DOUBLE bedroom. Providing carpeted flooring, a ceiling light fitting and a single panel radiator. uPVC double glazed window to the rear elevation. Max measurements provided. Length reduces to 9'8 ft. (2.95m).
- BEDROOM THREE:** 11'7 x 6'5 (3.53m x 1.96m)
 With carpeted flooring, a ceiling light fitting, single panel radiator and a uPVC double glazed window to the rear elevation. Looking over the rear garden.





Council Tax: Band 'B'

EPC: Energy Performance Rating: 'C' (69)

Local Information & Amenities: Leasingham

Leasingham is a lovely, popular and highly desirable village. Situated approximately 2 miles away from the popular town of Sleaford. Full of a wide range of amenities including a variety of restaurants, public houses and supermarkets. Ruskington is also within close proximity, which also hosts a wide variety of amenities and a train-station. The village itself provides a popular pub, village store, primary school, church, farm shop with a cafe, hairdressers, post office and village hall. The village is situated approximately 15 miles away from Lincoln and Grantham.

Viewing Arrangements:

Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

Money Laundering Regulations:

Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

Draft Details-Awaiting Approval:

These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.

BATHROOM:

7'1 x 5'5 (2.16m x 1.65m)

With tiled flooring and electric UNDER-FLOOR HEATING, with wall mounted control panel. A corner fitted bath with chrome mixer tap and over-head showering facility. A low-level W.C with push button flush and a ceramic wash hand basin with chrome mixer tap. Inset to a fitted vanity storage unit. Complementary floor to ceiling wall tiled splash backs. Chrome heated towel rail, ceiling light fitting and extractor fan. Obscure uPVC double glazed window to the side elevation.

REAR PORCH:

11'7 x 3'7 (3.53m x 1.09m)

With tiled flooring, power sockets, three wooden single glazed windows to the side elevation and one wooden single glazed window to the rear elevation. An obscure uPVC double glazed rear external door gives access into the garden.

DETACHED SINGLE GARAGE:

16'2 x 8'4 (4.93m x 2.54m)

Of brick built construction. Accessed via a manual up/ over garage door. Providing power, lighting (via a ceiling strip light) and a wooden right sided personnel door, giving access into the garden.

EXTERNALLY:

The bungalow stands on a wonderful 0.10 of an acre plot. The front aspect is greeted by an extensive gravelled frontage, which could easily be utilised into additional parking space. If required. Subject to a dropped kerb. A concrete pathway leads to the front entrance door. There are raised plant beds and fenced left and right side borders. The private rear garden is predominantly laid to lawn, with an array of complementary planted borders. There is a mental external store and access into the detached garage. Which hosts a double gated side entrance. Providing ample OFF-STREET PARKING. The generous corner plot is ripe for a suitable extension. Subject to relevant planning approvals. There is an external power point and fully fenced side/ rear boundaries.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating and majority uPVC double glazing throughout. This excludes the rear porch. PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

Approximate Size: 848 Square Ft.

Measurements are approximate and for guidance only.

Tenure: Freehold. Sold with vacant possession.

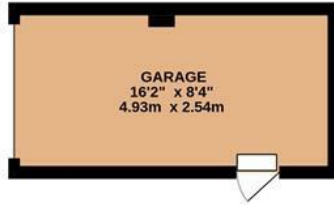
Local Authority:

North Kesteven District Council.

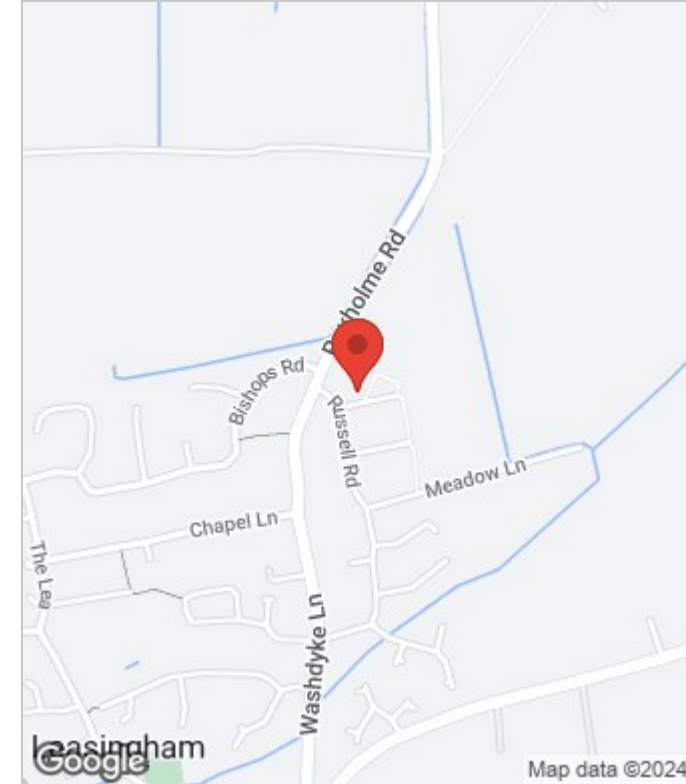




GROUND FLOOR



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 plus) A		87
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	