

## High Street, Leadenham, LN5 0PN



Asking Price £230,000 Freehold



**\*\*NO CHAIN\*\*** Welcome to this charming period semi-detached house located on High Street in the picturesque village of Leadenham. This delightful property boasts original features including beamed ceilings, original wooden doors and exposed stone internal walls, adding character and warmth to the home, whilst still being sensitively modernised with replacement cream coloured UPVC windows and wood grain effect composite doors fitted approx 2012.

As you step inside, you are greeted by a cosy reception room, perfect for relaxing or entertaining guests. The house offers two lovely bedrooms, ideal for a small family or as a guest room.

With a total of 990 sq ft, this stone-built period house offers a sense of history and tradition, making it a unique find in today's market. The large rear gardens provide a tranquil outdoor space where you can enjoy the fresh air and perhaps cultivate your own garden oasis.

Situated in the beautiful village of Leadenham, just a stone's throw away from the A17, this property offers the perfect blend of rural charm and modern convenience. Don't miss the opportunity to own a piece of history in this idyllic location.

## Accommodation

The property is entered through a wood grain effect composite front door with two upper glazed panels.

## Hall

7'6" x 6'7"



A welcoming entrance featuring exposed stone wall, entrance matting, carpeted stairs to first floor and door to Living Room

## Living Room

14'5" x 13'5"



Featuring beautiful exposed beams painted black and exposed stone walls, UPVC window to front elevation, large ornate fireplace with real fire with stone hearth and surround, wall lights to two elevations, programmable electric heater, door to kitchen/diner and under stairs store.

## Store Room

6'7" x 3'2"

UPVC window to side elevation, carpeted flooring, lighting, coat hooks and two relatively new electrical consumer units.

## Kitchen/Dining Room

7'7" x 22'8"



A large open plan kitchen/diner featuring exposed beamed ceiling and stone walls, the dining end has two UPVC windows to the side and rear elevation one with a built in paneled window seat, programmable electric heater, carpeted flooring and spot lighting unit, wood grain effect composite door with upper glazed panel leading to rear patio. The kitchen end has vinyl flooring, a range of wall and base units in white, freestanding electric cooker with a double oven and electric hob, extractor hood above, laminate worktops with a tiled splash-back above, single bowl stainless steel sink with mixer tap, plumbing space for washing machine, tall fridge/freezer included, a spot light unit on the ceiling, UPVC window near the sink overlooking the rear garden.

## Landing

4'1" x 11'5"

Programmable electric heater, carpeted flooring, wooden door to airing cupboard which houses the hot water tank and timer controls, pendant lighting, loft access and original wooden doors to bathroom and two bedrooms.

## Bedroom 1

9'1" x 5'3"



Featuring exposed beamed ceiling and mixture of plastered and stone walls painted white, UPVC windows to front and side elevations, carpeted flooring, pendant lighting, programmable electric heater and two walls lights.

## Bedroom 2 7'3" x 10'2"



Stepping down into this rear bedroom which has a UPVC window to rear elevation, programmable electric radiator, an exposed stone wall section with terracotta tiled ledge, pendant lighting and carpeted flooring.

## Bathroom 8'9" x 6'0"



Entered through a low level wooden door with original door latch, vinyl flooring, chrome heated towel rail, UPVC frosted window to rear elevation, three piece suite consisting of paneled bath with separate hot and cold taps, tiled enclosure, bi-folding shower screen and electric shower over bath, close coupled toilet and pedestal sink with separate hot and cold taps with tiled splash-back, shelf and mirror above, enclosed light unit and extractor fan.

## Rear Garden



The side of the property has a stone wall to the left

running along side the public footpath with a low level picket gate leading into the side and rear gardens which are laid mainly to lawn but features an extensive patio from the rear door and low level picket fencing and rear gate leading to a coal shed and pig sty along a shared access pathway behind the picket fencing.

## Rear Elevation



## Additional Information

The property is a flying freehold due to the fact that a small part of the neighboring property does overhang the kitchen.

## Financial Services

Financial Services - As part of our continued commitment to providing the best advice to all of our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage of the buying or selling process we operate a mandatory qualification process on all offers prior to submission of any offer to our vendors. The mortgage advice bureau are regulated by the financial ombudsman and operate on an independent basis within our premises at 71 Northgate, Sleaford, NG34 7BS.

## Disclaimer 1

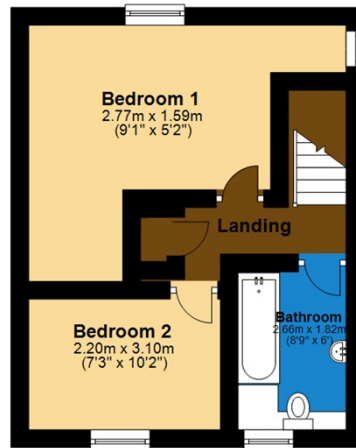
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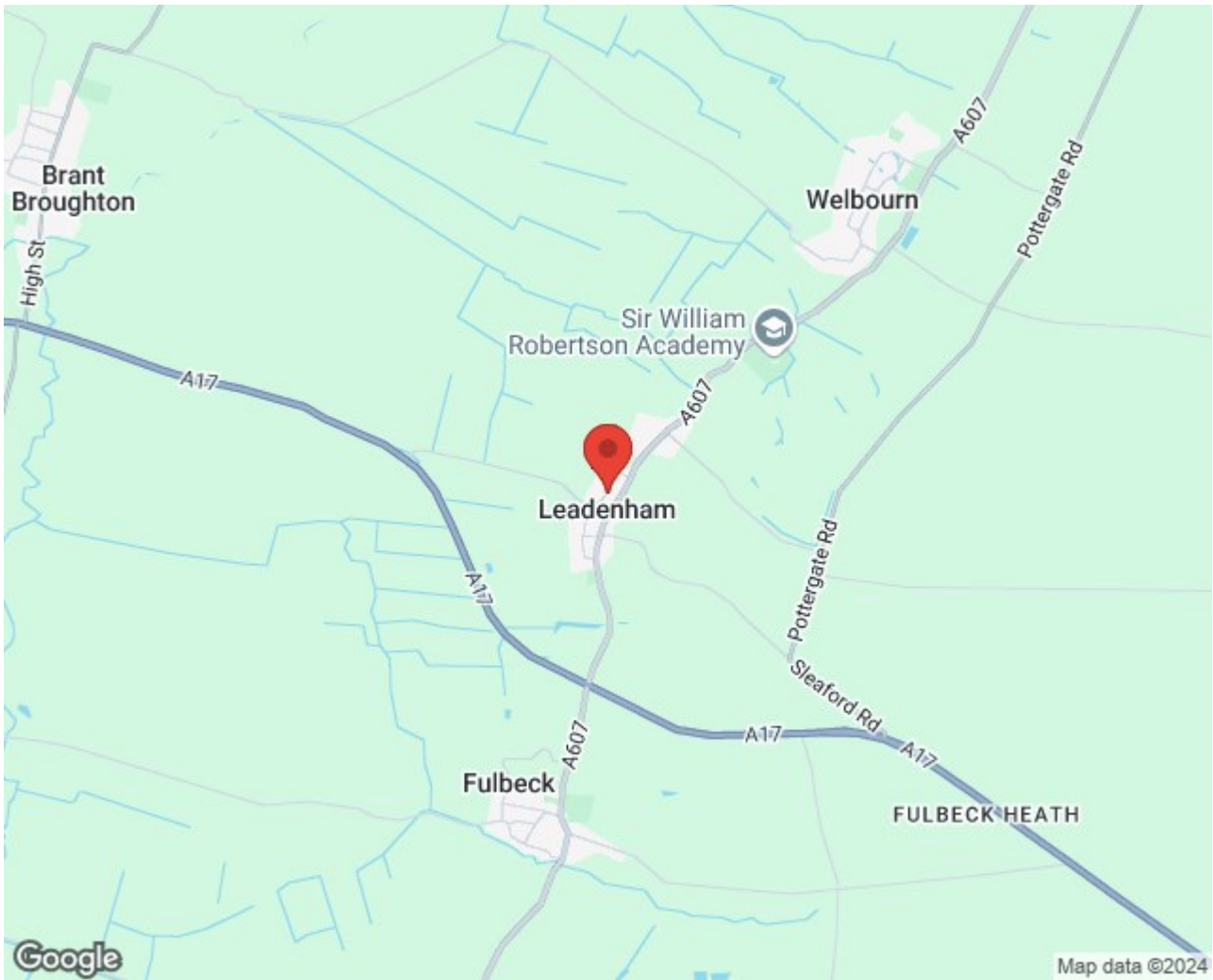
### Ground Floor



### First Floor



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Plan produced using PlanUp.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>86</b>
	<b>39</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
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