



The Leas, Barkston, GRANTHAM NG32 2PD



welcome to

The Leas, Barkston, GRANTHAM

Well presented detached bungalow in a cul-de-sac location. With lovely kerb appeal and surrounded by lawns and sitting on a corner plot the property boasts spacious accommodation and includes a garage, carport and driveway with off road parking. Viewing Recommended !



Entrance Porch

Entering the property through a part glazed door into the entrance porch.

Inner Hallway

17' 5" x 6' 6" (5.31m x 1.98m)

With doors leading into the bedrooms, airing cupboard, shower room and family bathroom.

Open Plan Lounge/Dining Area

Lounge 18 X 11.4

Dining Area 14.3 X 8.9

Large L-shaped room with dual aspect windows the front and side aspects, stone feature fireplace with inset electric fire and wooden plinth. Coving to the ceiling, carpet, two radiators, windows looking into the inner hallway and enclosed carport, fixed floor to ceiling wooden shelving between the lounge area and dining. French doors into the inner hallway with glass surrounding panels.

Kitchen

12' 4" x 8' 5" (3.76m x 2.57m)

With a window to the side aspect and having a range of units to both the floor and eye level with worktops over, sink with rinse and side drainer, decorative tiled splashbacks, integrated double oven, hob with extractor hood above. The kitchen also benefits from a tiled flooring, a radiator, space for appliances and door leading into the lounge/diner.

Bedroom One

12' 10" x 9' 9" (3.91m x 2.97m)

With a window to the rear aspect, carpet, built-in wardrobes and storage cupboards, coving to the ceiling and a radiator.

Bedroom Two

9' 10" x 9' (3.00m x 2.74m)

With a window to the rear aspect, wooden effect laminate flooring, and a radiator.

Bedroom Three

10' 8" x 9' 10" (3.25m x 3.00m)

A good sized room having coving to the ceiling, carpet and sliding patio doors leading out the rear aspect. (Currently being used a reception room).

Family Bathroom

9' 4" x 6' 4" (2.84m x 1.93m)

With a window to the side aspect, bath, vanity sink unit with storage, low level WC, tiled walls and flooring, extractor fan, and a radiator.

Shower/Utility Room

7' 7" x 6' (2.31m x 1.83m)

With a window to the side aspect and shower cubicle, work top with space for appliances under.

General Description Outside

Approaching the property the bungalow is located on the corner with lawns surrounding and borders with mature shrubs. Block paved driveway with carport. Gated access to a single garage with concrete driveway to the rear. Enclosed lawned area with block paved pathway. Single garage with up and over door, window and personal door to the side for easy access.



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The Leas, Barkston GRANTHAM

- Detached Bungalow
- Spacious Accommodation Throughout
- Three Bedrooms
- Wrap around lawns and Off Road Parking
- Corner Plot Position

Tenure: Freehold EPC Rating: D

offers in excess of

£285,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
GST112299 - 0007

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