



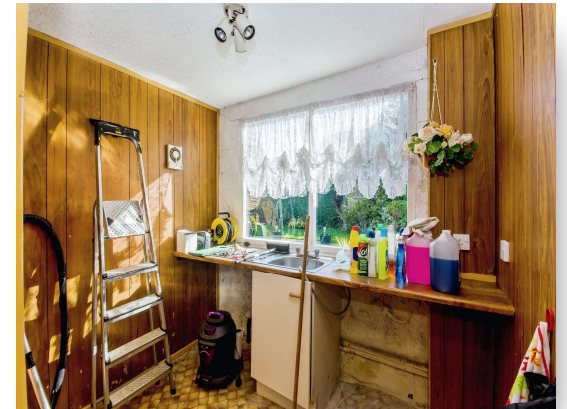
**Captains Hill, Leasingham Sleaford NG34 8JP**



**welcome to**

**Captains Hill, Leasingham Sleaford**

A detached bungalow in the popular village of Leasingham, with stunning views of the Church and good sized mature gardens, this bungalow is full of potential. NO ONWARD CHAIN.



**Entrance Hall**

There is a storage heater.

**Lounge**

13' 8" x 11' 11" max ( 4.17m x 3.63m max )

Featuring a brick-built fireplace with electric fire, storage heater, window to the side and aluminium sliding doors to the front.

**Dining Room**

14' 8" x 10' 10" ( 4.47m x 3.30m )

Having a storage heater and two archways to the:

**Kitchen**

15' 11" x 6' 10" ( 4.85m x 2.08m )

Having wall and base units, single drainer stainless steel sink with mixer tap, space for cooker, window to the rear, door to the garage and door to the garden.

**Utility**

Being accessed from the garage with single drainer stainless steel sink and window.

**Bedroom One**

11' 7" x 10' 9" ( 3.53m x 3.28m )

There are built-in wardrobes, storage heater and window.

**Bedroom Two**

10' 9" x 8' 10" ( 3.28m x 2.69m )

Having a storage heater and window.

**Bedroom Three**

8' 10" x 5' 11" ( 2.69m x 1.80m )

There is a storage cupboard and window.

**Bathroom**

7' 4" x 6' 4" ( 2.24m x 1.93m )

Fitted with a suite comprising of a corner bath, wash hand basin, WC and window.

**Outside Front**

To the front of the property there is a good sized driveway providing parking for several vehicles, lawn and shrubs.

**Garage**

Having up and over door, personal door to the side and window.

**Rear Garden**

The good sized well-maintained rear garden is mainly laid to lawn with patio, greenhouse and hedged borders.

**Agents Note**

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.



***view this property online*** [williamhbrown.co.uk/Property/SNH112326](http://williamhbrown.co.uk/Property/SNH112326)



**welcome to**

## **Captains Hill, Leasingham Sleaford**

- Good size gardens to front and rear
- Stunning views of Church
- Popular village location of Leasingham
- In need of modernisation
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: E  
Council Tax Band: C

offers in excess of

**£270,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/SNH112326](http://williamhbrown.co.uk/Property/SNH112326)



Property Ref:  
SNH112326 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
**william h brown**



**01529 303040**



[Sleaford@williamhbrown.co.uk](mailto:Sleaford@williamhbrown.co.uk)



75 Southgate, SLEAFORD, Lincolnshire, NG34  
7TA



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**