



Lincoln Road, Leasingham Sleaford NG34 8JT

welcome to

Lincoln Road, Leasingham Sleaford

A well-presented four bedroom detached home on a 0.7-acre plot in the popular village of Leasingham. Features include a modern kitchen, self-contained annexe, home office, double garage and owned solar panels. Just two miles from Sleaford with excellent links to Lincoln, Grantham, and London.



Entrance Porch

Having a radiator.

Hall

There is a radiator, understairs storage and window.

Lounge

23' 2" x 12' 11" (7.06m x 3.94m)

Featuring a fireplace with electric fire, TV point, two radiators, two windows to the side, one of which is a bay window and one to the front.

Kitchen

19' 5" x 9' (5.92m x 2.74m)

Fitted with a range of wall and base units with work surfacing over, single drainer sink, double oven, hob, integrated fridge freezer, radiator and window.

Utility

12' 10" max x 5' 10" (3.91m max x 1.78m)

There is a single drainer sink, cupboard and window.

Conservatory

15' 9" x 9' 6" (4.80m x 2.90m)

Having windows, radiator and fan.

Further Porch / Hall**Cloakroom**

5' 8" x 4' 8" (1.73m x 1.42m)

Fitted with a wash hand basin, WC, radiator and window.

Study

9' 1" x 8' 8" (2.77m x 2.64m)

There is a radiator and window.

Ground Floor Annexe**Hall
Lounge**

16' 11" x 14' 7" (5.16m x 4.45m)

Rear Porch

9' 6" x 7' 4" (2.90m x 2.24m)

Bedroom Three

12' 4" x 10' (3.76m x 3.05m)

Shower Room

7' 4" x 6' 8" max (2.24m x 2.03m max)

There is a shower, wash hand basin with storage below, WC, heated towel rail and window.

First Floor Landing

Having a cupboard, radiator and window.

Bedroom One

13' x 12' 5" (3.96m x 3.78m)

There is a built-in wardrobe, dresser, radiator and window.

Ensuite

11' 6" max x 5' 3" max (3.51m max x 1.60m max)

Fitted with a shower cubicle, wash hand basin with storage below, WC, towel rail and window.

Bedroom Two

19' 2" x 10' 3" (5.84m x 3.12m)

Having a built-in wardrobe, dresser, radiator and windows to the front, rear and side.

Bedroom Four

9' 9" x 7' 9" (2.97m x 2.36m)

There is a built-in wardrobe, radiator and window.

Shower Room

8' 6" x 6' 1" (2.59m x 1.85m)

Fitted with a suite comprising of shower cubicle, wash hand basin, WC, heated towel rail, cupboard and window.

Outside Front

To the front of the property there is a driveway providing parking for multiple vehicles.

Double Garage**Rear Garden**

The rear garden is approximately 1/3 acre, with a lawn, orchard, decking, seating area and two outbuildings, comprising an office and living room.



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welcome to

Lincoln Road, Leasingham Sleaford

- Well-serviced village just two miles from Sleaford
- Solar panels
- Total plot of 0.7 acres
- Self-contained one bedroom annexe
- Large driveway with off road parking for multiple cars

Tenure: Freehold EPC Rating: C

Council Tax Band: F

offers over

£540,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SNH112608 - 0004

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