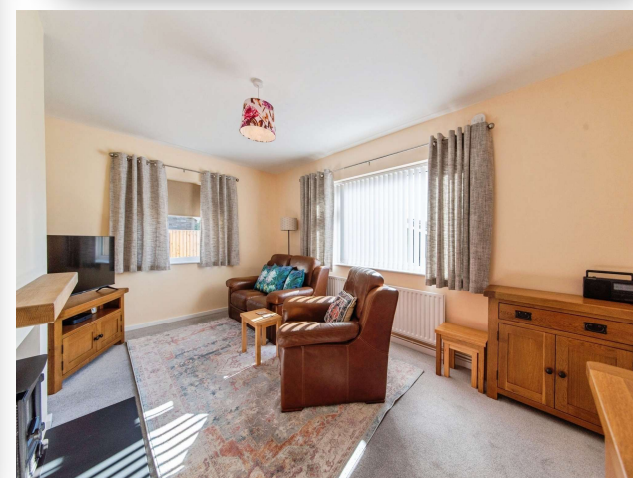




The Link, Leasingham Sleaford NG34 8JX

welcome to

The Link, Leasingham Sleaford

Well-presented detached bungalow in the popular village of Leasingham featuring a modern kitchen diner and spacious lounge among other features. Outside offers a gravelled driveway, detached garage and private enclosed rear garden. This property is a must view!



Entrance Porch

Hall

Having a radiator, vinyl flooring, storage cupboard and access to the loft.

Lounge

15' 1" x 10' 10" max (4.60m x 3.30m max)

Featuring a multi-fuel burner, radiator, TV point and windows to the front and side.

Kitchen Diner

13' 9" x 11' 9" max (4.19m x 3.58m max)

Fitted with a range of wall and base units with work surfacing over, tiled splashbacks, single drainer sink, gas cooker, plumbing for washing machine, radiator, vinyl flooring, windows to the side and rear and door to the side.

Bedroom One

10' 9" x 10' (3.28m x 3.05m)

There is a radiator and window to the front.

Bedroom Two

10' 2" x 8' 10" (3.10m x 2.69m)

Having a radiator and window to the rear.

Bathroom

8' 4" x 5' 10" (2.54m x 1.78m)

Fitted with a suite comprising of a bath with shower over, wash hand basin, WC, radiator, vinyl flooring and two windows to the rear.

Outside Front

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

Detached Garage

Having up and over door and electric.

Rear Garden

The enclosed rear garden has gravelled borders, lawn and two storage sheds.

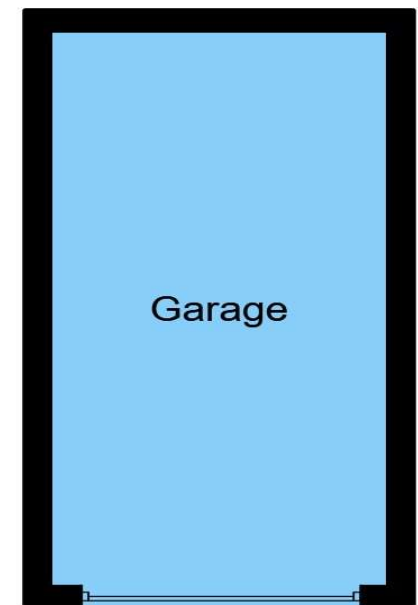


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Floor Plan



Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

The Link, Leasingham Sleaford

- Very well-maintained throughout
- Gravelled driveway to the front and detached garage
- Popular village location on the outskirts of Sleaford
- Enclosed rear garden with seating area
- Must be viewed

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£230,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SNH112882 - 0007

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.

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