



High Street, Leadenham



£179,950

- End Terraced House
- Part Stone Cottage
- Kitchen Diner
- Patio & Garden
- UPVC DG & OFH
- Village Location
- Freehold
- EPC rating E



Enjoying a sought after Cliff Edge Village location this end of terrace cottage that is part brick and part stone offers two bedroom accommodation. With character features such as a wood burning stove, beamed ceilings and a stable door to the rear, the accommodation comprises of lounge, kitchen diner, landing, two bedrooms and a newly fitted upstairs bathroom with shower. To the rear is a patio area with steps up to a lawned garden. The property is ideally situated for access to Lincoln, Grantham, Sleaford, and Newark. **NO ONWARD CHAIN**

Entrance

The property is entered via a Newly fitted door to the front elevation leading into the lounge.

Lounge 4.2m x 4m (13.8ft x 13.2ft)

With window to the front elevation, radiator, wood burning stove, shelving to alcoves, wood effect flooring and stairs to first floor.

Kitchen Diner 4.2m x 2.8m (13.8ft x 9.2ft)

With two windows to the rear elevation, stable style door to the rear, tiled flooring, radiator, range of base and eye level units with worktop, sink, splashback, built in electric oven, hob with extractor and plumbing for washing machine.



First Floor Landing

With access to bedrooms and bathroom.

Bedroom One 4.1m x 3.3m (13.3ft x 10.7ft)

With window to the front elevation, radiator, built in storage cupboard and beamed ceiling.

Bedroom Two 2.8m x 2.1m (9.2ft x 7ft)

With window to the rear elevation, radiator and beamed ceiling.

Bathroom 1.9m x 1.8m (6.3ft x 6ft)

With window to the rear elevation, radiator, panelled bath with shower, pedestal wash basin and low level wc.

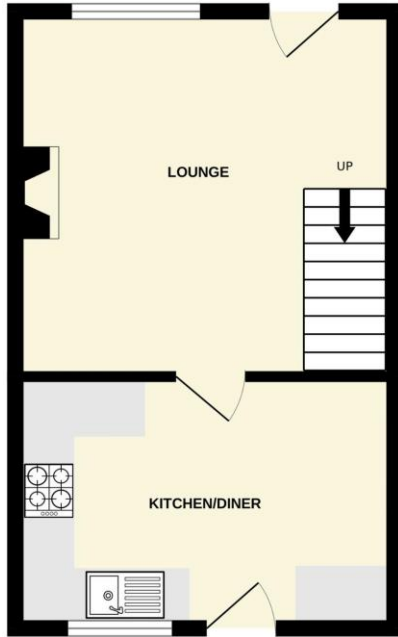
Outside

To the rear of the property is a gravelled patio with steps up to a lawned garden, measuring approximately 30 Meters enclosed by brick wall, fencing, and gate access to street.

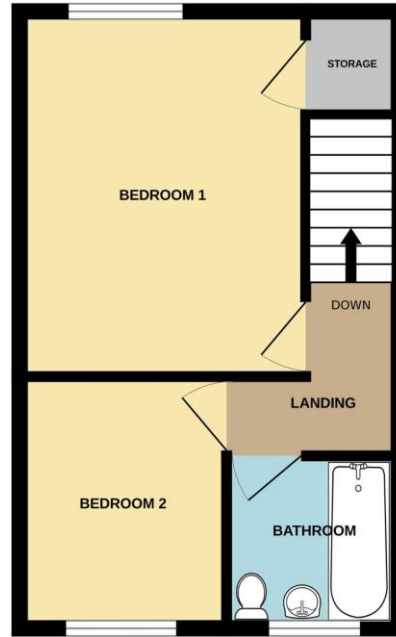
Agents Note

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GROUND FLOOR
301 sq.ft. (28.0 sq.m.) approx.



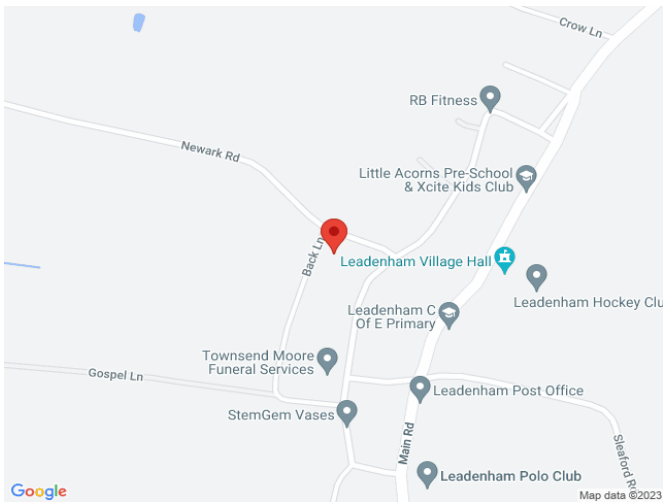
1ST FLOOR
305 sq.ft. (28.4 sq.m.) approx.



HIGH STREET, LEADENHAM, LN5 0PP

TOTAL FLOOR AREA : 606 sq.ft. (56.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		



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