



High Street, Leadenham



**£325,000**

- Link Detached House
- Four Bedrooms
- Village Location
- No Onward Chain
- Lounge, Dining Room & Study
- Kitchen & Cloakroom
- Freehold
- EPC rating C



Newton Fallowell are pleased to offer for sale, this Link Detached House situated in the popular village of Leadenham. The property has oil fired central heating and accommodation comprising: Hall, Cloakroom, Study, Lounge, Dining Room and Kitchen to the ground floor and to the first floor, there are four Bedrooms, Family Bathroom and En-Suite Shower Room. Outside, there is a Shared Driveway giving access to the rear where there is a garden laid to lawn.

### Entrance Hall

With door to front, under stairs cupboard and stairs to first floor.

### Cloakroom

Window to side, wash basin and W.C.

### Study 8'10" x 7'10"

Window to front and a radiator.

### Lounge 18'8" x 10'11" Max.

Window to side, two radiators and windows and French doors to rear.

### Dining Room 11'6" x 9'5"

Windows to front and side, radiator and open to:





### **Kitchen 11'9" x 8'8"**

Window and door to rear, range of base and eye level units with inset sink unit, built-in oven and hob and integrated fridge/freezer.

### **First Floor Landing**

Spacious landing with large rear facing window.

### **Bedroom One 12'1" x 9'9"**

Window to front and a radiator.

### **En-suite Shower Room**

With wash basin, W.C and shower enclosure.

### **Bedroom Two 13'1" x 10'9"**

Window to front and a radiator.

### **Bedroom Three 13' x 9'**

Window to rear and a radiator.

### **Bedroom Four 10'2" x 7'6"**

Window to rear and a radiator.

### **Bathroom 8'10" x 6'10"**

Window to rear, radiator, wash basin, W.C, panelled bath and shower enclosure.

### **Outside**

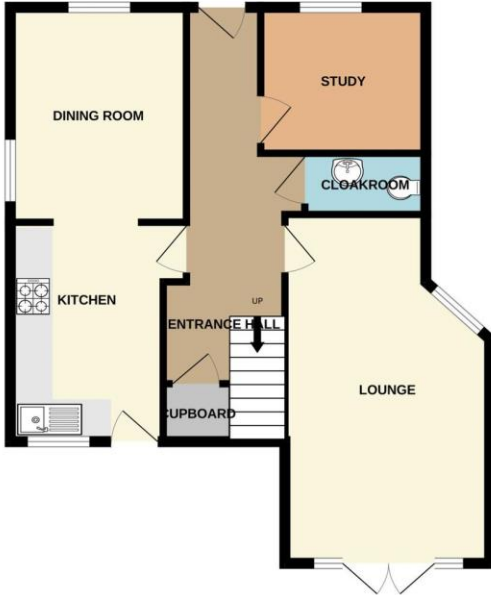
There is a Shared Driveway giving access to the rear where there is a garden laid to lawn.

### **Agents Note**

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



GROUND FLOOR



1ST FLOOR



HIGH STREET, LEADENHAM, LN5 0PN

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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