



Main Road , Leadenham



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**£235,000**

- End Terraced House
- Three Bedrooms
- Kitchen Diner
- Built In Appliances
- Garden & Parking
- Sought After Village
- No Onward Chain
- EPC rating B



Built by Glenrowan Homes in 2023, this beautifully presented end-terrace property features an attractive stone façade and offers three generously sized bedrooms. Finished to an exceptional standard, the modern kitchen/diner is equipped with integrated appliances, including a dishwasher, fridge-freezer, and washer-dryer.

The thoughtfully designed layout comprises an entrance hallway, a convenient downstairs cloakroom, a spacious lounge, and a contemporary kitchen/diner. Upstairs, you'll find three well-proportioned bedrooms and a stylish family bathroom.

Additional highlights include high-speed broadband connectivity and an energy-efficient air source heating system. Outside, the enclosed rear garden provides a private outdoor space and direct access to two allocated parking spaces.

### Entrance

The property is entered via a partly glazed door to the front elevation

### Hallway

Radiator, stairs to first floor landing, built in cloaks cupboard and downstairs cloakroom.





### Downstairs WC

Window to the front elevation, low level wc, hand basin and radiator.

### Kitchen Diner 14'7" x 7'4" (4.4m x 2.2m)

Window to the front elevation, radiator, base and eye level units with worktop, stainless steel sink, integrated fridge freezer, slimline dishwasher, washer/dryer, built in electric oven and hob with extractor.

### Lounge 14'10" x 10'0" (4.5m x 3m)

Window and French doors to the rear elevation, tv point and radiator.

### Landing

Stairs from hallway with built in cupboard housing hot water cylinder.

### Bedroom One 12'10" x 7'10" (3.9m x 2.4m)

Window to rear elevation and radiator.

### Bedroom Two 12'6" x 7'10" (3.8m x 2.4m)

Window to front elevation and radiator.

### Bedroom Three 10'2" x 6'10" (3.1m x 2.1m)

Window to rear elevation and radiator.

### Bathroom 6'9" x 6'3" (2.1m x 1.9m)

Window to front elevation, panelled bath, mixer tap and thermostatic shower and screen, low level wc, wash basin and radiator.

## Outside

An enclosed rear garden laid to lawn with hard standing for summerhouse and patio, gated access to rear parking with two spaces.

## Agents Note

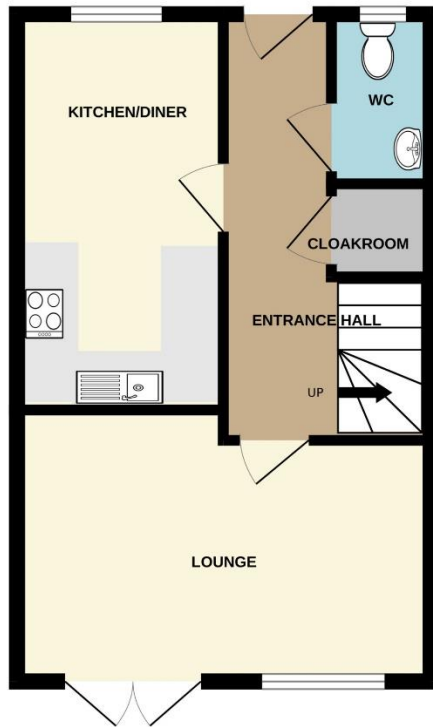
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## Tenure

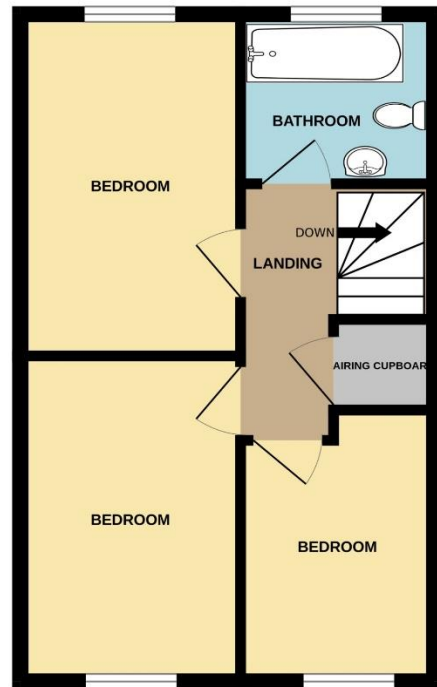
Freehold



GROUND FLOOR  
367 sq.ft. (34.1 sq.m.) approx.



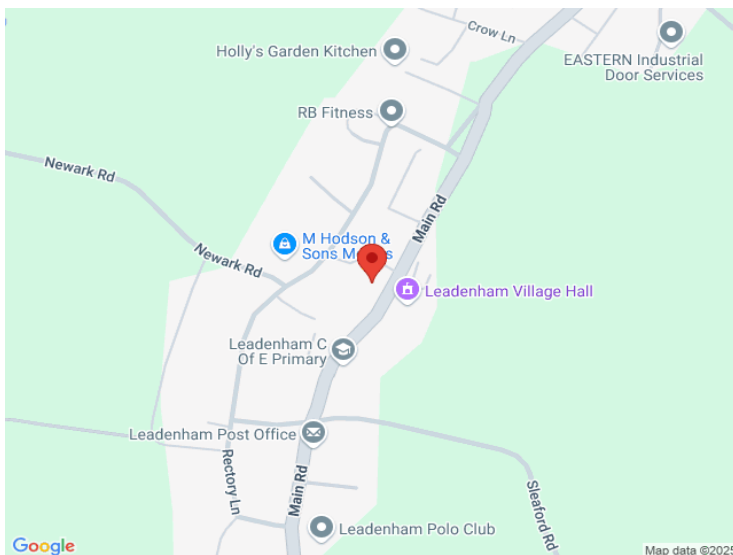
1ST FLOOR  
367 sq.ft. (34.1 sq.m.) approx.



MAIN ROAD, LEADENHAM LN5 0QB

TOTAL FLOOR AREA : 735 sq.ft. (68.3 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		100 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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