



Lincoln Road, Leasingham  
£379,950



- Detached Bungalow
- Three Double Bedrooms
- Modernised Throughout
- Open Plan Living

- Large Well Presented Rear Garden
- Popular Village Location
- Freehold
- EPC rating D



Located in the ever popular village of Leasingham is this IMMACULATELY PRESENTED Three Double Bedroom Detached Bungalow. The property has been MODERNISED THROUGHOUT by the current vendor, offering three excellent sized double bedrooms and a new four piece bathroom, leading through to the Open Plan Kitchen and Living area overlooking the large rear garden. A viewing is highly recommended and the only way to fully appreciate the standard, size and location of property on offer.

### Entrance Hall

With part glazed uPVC door to front, Rigid Vinyl flooring, leads through to space for shoe and coat storage with access to loft.

### Open Plan Kitchen Diner/Lounge

8.20m x 2.91m (26'11" x 9'6")

With continued rigid vinyl flooring from Entrance Hall. The Lounge area offers large patio doors overlooking the rear garden, space for table and chairs, TV and BT point with vertical radiators.

The newly fitted kitchen offers a range of base level units with work surface over, inset one and a half sink with mixer tap, integrated oven with integrated microwave over, four ring electric hob with extractor hood over, integrated dishwasher, window overlooking rear garden and uPVC door to garage. The rear of the kitchen offers further double height storage cupboards, space for american style fridge freezer and space for integrated washing machine and tumble dryer.



### Bedroom One

3.58m x 4.12m (11'8" x 13'6")

With Rigid Vinyl flooring, large bay window to front aspect, BT point and radiator.

### Bedroom Two

3.38m x 4.12m (11'1" x 13'6")

With Rigid Vinyl flooring, large bay window to front aspect and radiator.

### Bedroom Three

3.16m x 3.29m (10'5" x 10'10")

With Rigid Vinyl flooring, window to side aspect and radiator.

### Bathroom

Modern recently fitted four piece bathroom suite with rolltop bath, double walk in mains fed shower with rain effect head over, hand wash basin, low level wc, tiled flooring, heated towel rail, window to side aspect and radiator.

### Garage

2.36m x 6.32m (7'8" x 20'8")

With garage door to driveway, personnel doors to kitchen and rear garden, window to rear garden, electric and lighting.

### Outside

The front of the property offers ample off street parking for at least 4 vehicles with a part block paved and part tarmac driveway, EV charging point, external power sockets, hedge surround and side access to rear.

The large rear garden is split in to two sections. The first section leading from the property offers a large concrete area for outdoor living, leading to area laid to lawn and borders with flowers and shrubbery, external power socket and tap. The second area offers a timber fence separation, timber shed, further laid to lawn with timber fence surround.



### Agents Note

These are draft particulars awaiting vendor approval.

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.

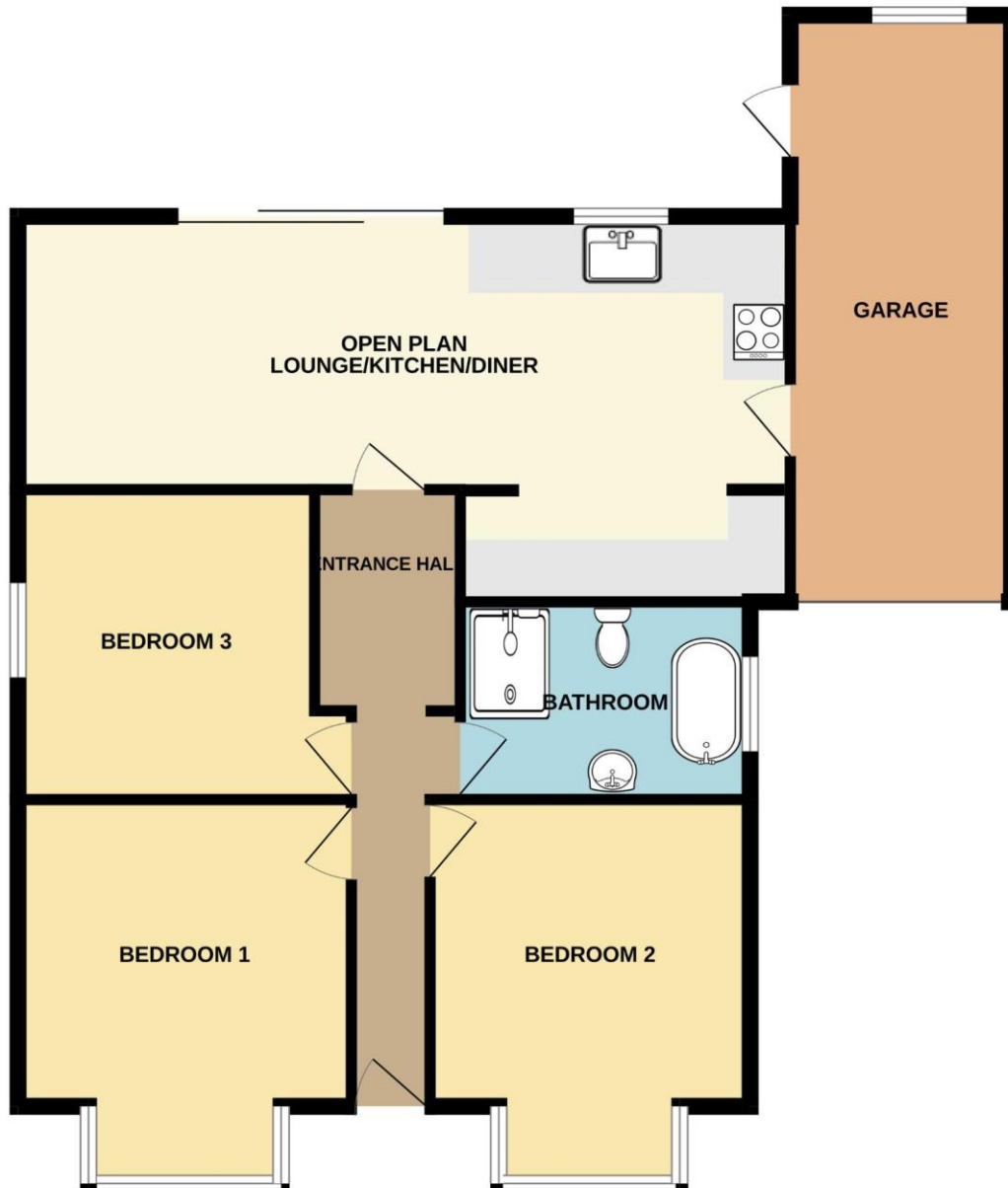
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## Floorplan

GROUND FLOOR  
1002 sq.ft. (93.1 sq.m.) approx.



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