



Chapel Lane, Leasingham  
£350,000



4



2



2

- Extended Detached Bungalow
- Four Double Bedrooms
- NO ONWARD CHAIN
- Large Garage
- Ample Off Road Parking
- Popular Village Location
- Freehold
- EPC rating: D





This EXTENDED FOUR BEDROOM DETACHED BUNGALOW is situated in the popular village of Leasingham and within close walking distance to local amenities. Benefiting from ample off road parking leading to a large single garage, well maintained rear garden and timber summerhouse, the property comprises; Entrance Porch, Hallway, Lounge, Dining Room, Kitchen, Utility Room, Four Bedrooms, En Suite to Master, Family Bathroom and Separate WC. An early viewing is highly recommended to fully appreciate the size of property and plot on offer.

### Entrance Hall

With access to loft, x3 storage cupboards, radiators and window to side aspect.

### Lounge

4.27m x 5.27m (14'0" x 17'4")

Having feature stone wall with gas fire, beam features to ceiling, TV point, window to side aspect, radiator and patio door to rear.

### Dining Room

3.66m x 5.27m (12'0" x 17'4")

Having electric fire, windows to front and side aspect and radiator.

### Kitchen

3.17m x 4.5m (10'5" x 14'10")

Having base and eye level units with work surface over, Rangemaster oven with gas hob and extractor hood over, TV point, bay window to front aspect, window to side aspect, tiled flooring and radiator.



### Utility Room

2.37m x 2.4m (7'10" x 7'11")

Space and plumbing for dishwasher and washing machine, space for larger fridge and two further under counter appliances, work top space, part glazed uPVC door to side, window to side and radiator.

### WC

With low level WC, window to side and radiator.

### Bedroom One

4.58m x 5.09m (15'0" x 16'8")

With BT point, window to rear aspect and radiator.

### En-Suite

With electric corner shower cubicle, pedestal hand wash basin, low level wc and extractor fan.

### Bedroom Two

4.54m x 3.29m (14'11" x 10'10")

With access to loft, window to side aspect and radiator.

### Bedroom Three

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

With built in wardrobes, window to side aspect and radiator.

### Bedroom Four

2.51m x 3.29m (8'2" x 10'10")

With built in wardrobe unit, window to side aspect and radiator.

### Family Bathroom

Having large mains fed corner shower unit with rain effect head and external power point, hand wash basin set in vanity unit with cupboards under, low level wc, heated chrome towel rail, extractor fan and window to side aspect.





## Garage

5.9m x 3.12m (19'5" x 10'2")

With up and over garage door, electric and lighting, access through to timber lean to (measuring 10'3W x 8'3L) and door to side.

## Outside

The front of the property provides ample off road parking with large tarmac driveway leading to garage, further area laid to gravel with flowers, stone wall surround and side access to rear.

The rear of the property is mainly laid to lawn with patio area, timber summer house, glass house, external sockets and lights, with hedge surround.

## Agents Note

These are draft particulars awaiting vendor approval.

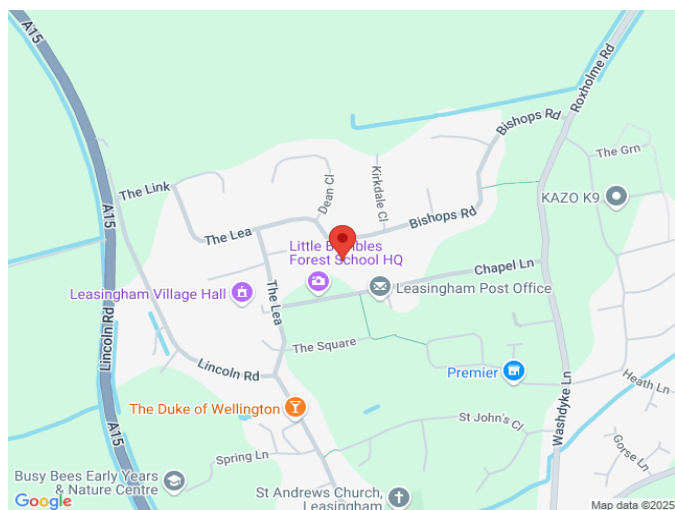
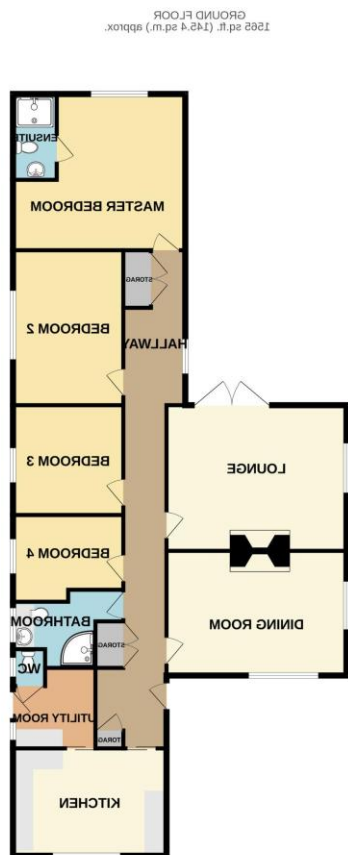
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# Floorplan



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