



St Johns Close, Leasingham  
£380,000



4



1



2

- Detached House
- Four Bedrooms
- Large Plot
- Open Plan Kitchen Diner
- Well Presented Throughout
- Sought After Village Location
- Freehold
- EPC rating D
- Current Council Tax Band D





In a quiet cul-de-sac in the sought after village of Leasingham, sits this Four Bedroom Detached Family Home. A feature of the property is the fantastic open plan Kitchen Diner which leads out on to the large rear garden, the perfect combination of indoor/outdoor living. The property is well presented throughout, further comprising, Entrance Hall, Cloakroom, Lounge, Utility Room, Four Bedrooms and Family Bathroom. A viewing is highly recommended to fully appreciate the position, size and standard of property on offer.

### Entrance Hall

With part glazed Entrance door, further doorway leading to stairs to 1st floor with storage cupboard under.

### Lounge

4.25m x 3.75m (13'11" x 12'4")

With TV and BT point, bow window to front aspect and radiator. Fire place not in use.

### Kitchen Diner

2.84m x 6.26m (9'4" x 20'6")

The kitchen area comprises of a range of base and eye level units with work surface over, double eye level integrated oven, four ring induction hob with extractor fan over, composite one and a half sink with mixer tap and drainer, wine cooler, integrated fridge, integrated dishwasher, door to side hall, window to rear garden and opening to; Dining Area with french doors leading to rear garden, TV point and vertical radiator.

### Utility Room

1.7m x 2.61m (5'7" x 8'7")

With base and eye level units with work surface over, sink with drainer, space and plumbing for washing machine, space for tumble dryer, window to rear aspect.









## Cloakroom

With hand wash basin and low level wc, storage unit under, window to front aspect and radiator.

## Landing

With stairs taken from Entrance Hall, access to loft space (part boarded with loft ladder) and radiator.

## Bedroom One

5.01m x 3.63m (16'5" x 11'11")

With windows to front and rear aspect and radiator.

## Bedroom Two

4.3m x 3.79m (14'1" x 12'5")

With window to front aspect and radiator.

## Bedroom Three

2.86m x 3.78m (9'5" x 12'5")

With window to rear aspect and radiator.

## Bedroom Four

2.42m x 2.38m (7'11" x 7'10")

With storage over stairs, window to front aspect and radiator.

## Family Bathroom

Three piece suite comprising paneled bath with shower over, hand wash basin and low level wc set in vanity unit with storage under, heated towel rail, extractor fan and window to rear aspect.

## Garage

5.2m x 2.61m (17'1" x 8'7")

With door from side Hallway, electric and lighting and garage door to front.

## Outside

The front of the property offers ample parking with a large concrete driveway leading to single garage, further area laid to lawn, side access to rear.

The rear garden is mainly laid to lawn with patio areas, outside tap and lighting with timber fence surround.

## Agents Note

These are draft particulars awaiting vendor approval.

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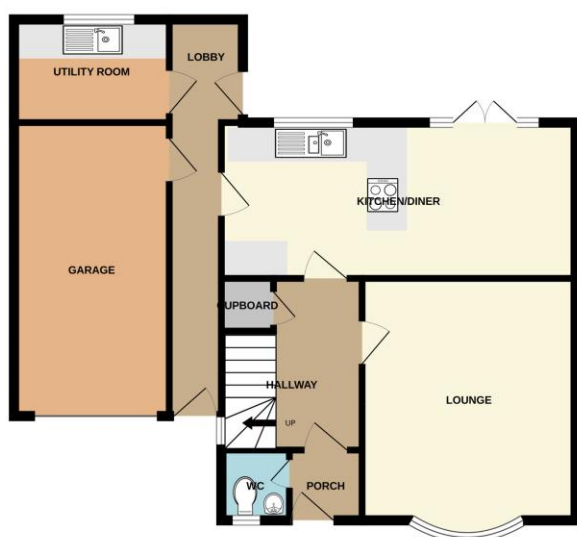






# Floorplan

GROUND FLOOR  
760 sq.ft. (70.6 sq.m.) approx.



1ST FLOOR  
676 sq.ft. (62.8 sq.m.) approx.



ST JOHNS CLOSE, LEASINGHAM, NG34 8LU

TOTAL FLOOR AREA : 1436 sq.ft. (133.4 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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