



Sedge Close, Leasingham
£215,000



- Detached House
- Three Bedrooms
- Popular Village Location
- South Facing Rear Garden
- Lounge Diner
- Modern Shower Room
- Freehold
- EPC rating TBC
- Current Council Tax Band: B



Located in the sought-after village of Leasingham is this detached three bedroom home. The ground floor features a spacious lounge diner and a well-appointed kitchen, while upstairs boasts three bedrooms, a modern shower room, and a separate WC. Outside, the property benefits from an integral garage to the front and a generous south-facing rear garden, perfect for enjoying the sun and outdoor entertaining. A viewing is highly recommended.

Entrance Porch

With part glazed Entrance Door.

Lounge Diner

6.08m x 3.64m (19'11" x 11'11")

With TV and BT points, window to front aspect, patio doors to rear garden, two radiators and stairs leading to 1st floor.

Kitchen

2.44m x 3.67m (8'0" x 12'0")

Having a range of base and eye level units with work surface over, sink with mixer tap and drainer, space for freestanding oven, space and plumbing for washing machine, part glazed door and window to side aspect.

Landing

With stairs taken from Lounge Diner, airing cupboard and access to loft space.



Bedroom One

3.94m x 3.66m (12'11" x 12'0")

With window to front aspect and radiator.

Bedroom Two

3.94m x 2.78m (12'11" x 9'1")

With window to front aspect and radiator.

Bedroom Three

2.14m x 2.74m (7'0" x 9'0")

With window to rear aspect and radiator.

Shower Room

Modern Shower Room, fully tiled with double walk in mains fed shower, hand wash basin with storage under, heated towel rail and window to rear aspect.

WC

With hand wash basin, low level wc and window to rear aspect.

Garage

4.88m x 2.78m (16'0" x 9'1")

With up and over garage door, electric and lighting.

Outside

The front of the property offers parking for two vehicles, further area laid to lawn with side access to rear.

The South Facing rear garden offers a large timber build shed/workshop, patio area and further laid to lawn, outside tap, timber fence and hedge surround.



Agents Not

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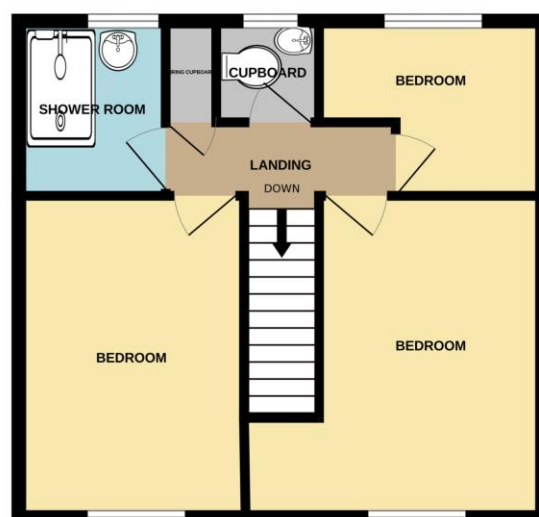


Floorplan

GROUND FLOOR
474 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



SEDGE CLOSE, LEASINGHAM, NG34 8JB

TOTAL FLOOR AREA : 894 sq.ft. (83.1 sq.m.) approx.

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