



Washdyke Lane, Leasingham  
£299,950



3



1



1



Freehold



## Key Features

- Detached Bungalow
- Three Bedrooms
- Generous Sized Plot
- Well Presented Throughout
- Large Driveway to Front
- Private Rear Garden with Home Bar
- EPC rating D







Situated on a generous plot in the highly sought-after village of Leasingham, this well-presented three-bedroom detached bungalow offers spacious and versatile living both inside and out. The property boasts a welcoming lounge with a cosy multifuel burner, a well-equipped kitchen complete with pantry, double oven, fridge freezer and dishwasher (all included in the sale), three comfortable bedrooms, and a stylish four-piece bathroom. Outside, there is ample parking to the front and a fantastic rear garden ideal for entertaining, featuring a home bar—perfect for summer gatherings. A rare opportunity to secure a beautifully maintained bungalow in a desirable village location.

### Entrance Hall

With part glazed Entrance Door, access to loft space (part boarded), BT point and radiator.

### Lounge

4.31m x 3.61m (14'1" x 11'10")

Having feature multifuel burner set in decorative fire place, TV point, fitted shutters to window to front aspect and radiator.

### Kitchen

3.75m x 3.01m (12'4" x 9'11")

With a range of base and eye level units with work surface over, sink with mixer tap and drainer, freestanding double oven with extractor hood over, freestanding dishwasher, freestanding American Style Fridge freezer, pantry cupboard, window to side aspect, part glazed door to rear garden and radiator.

### Utility

With plumbing and space for Washing Machine, boiler (serviced May 25).

### Bedroom One

3.61m x 3.14m (11'10" x 10'4")

Fitted shutters to window to front aspect and radiator.

### Bedroom Two

2.44m x 3.14m (8'0" x 10'4")

With window to side aspect and radiator.

### Bedroom Three

3.02m x 2.88m (9'11" x 9'5")

With window to rear aspect and radiator.

### Bathroom

Four piece modern suite comprising paneled bath, separate shower unit, hand wash basin, low level wc, heated towel rail, window to rear aspect and extractor fan.

### Outside

The front of the property offers a large gravel driveway providing ample parking leading to single garage and side access to rear garden, further area laid to lawn with rose bush borders and timber fence surround.

The rear garden is a particular feature of the property, offering a timber built home bar with lighting and electric (4.8m W x 3.28m L), further large timber shed with electric (3.6m W x 2.4m L), patio area, laid to lawn, timber fence and hedge surround.

### Agents Note

Planning Permission has been granted for an extension to the property at the rear, reference 24/0453/HOUS.

### 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.

### Financial Services

As part of our continued commitment to providing the best advice to all our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage of the buying or selling process, we operate a mandatory qualification process on all offers prior to submission of any offer to our vendors. The mortgage advice bureau is regulated by the financial ombudsman and operate on an independent basis within our premises at 27 Southgate, Sleaford, NG34 7SY.









## Floorplan

GROUND FLOOR  
860 sq.ft. (79.9 sq.m.) approx.



TOTAL FLOOR AREA: 860 sq.ft. (79.9 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.  
Made with Metropix C2025



Newton Fallowell Sleaford

01529 309 209  
sleaford@newtonfallowell.co.uk