



Jessop Close, Leasingham  
£260,000



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Freehold

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## Key Features

- Detached Bungalow
- Three Bedrooms
- Immaculately Presented Throughout
- Popular Village Location
- Quiet Cul-De-Sac
- Utility Area and 2nd Bathroom
- EPC rating TBC
- Current Council Tax Band B





Situated in a quiet cul-de-sac in the popular village of Leasingham, this immaculately presented three-bedroom detached bungalow enjoys a generous plot with a well kept low maintenance south-facing rear garden. The garage has been thoughtfully part converted to provide a useful utility area and a second bathroom, while retaining storage space to the front. The well-planned accommodation includes an entrance hall, kitchen, dining area, lounge, three bedrooms, garden room and shower room. Offering both comfort and versatility in a peaceful setting, this superb bungalow is ideal for those seeking a well-maintained home in a desirable village location.



### Entrance Hall

With part glazed Entrance door and window to front, access to utility area and door to rear, hallway with two storage cupboards and access to loft space.



### Kitchen

5.31m x 3.58m (17'5" x 11'8")

Having a range of base and eye level units with work surface over, one and a half sink with mixer tap and drainer, integrated oven with four ring gas hob and extractor hood over, space for under counter fridge, window to side aspect and opening to Dining Room.

### Dining Room

2.5m x 2.41m (8'2" x 7'11")

With window to front aspect and radiator, opening to Lounge and Kitchen.

### Lounge

With feature gas fire in decorative surround with hearth, TV and BT point, window to front aspect and opening to Dining Room.

### Bedroom One

With window to rear aspect and radiator.

### Bedroom Two

3.56m x 2.75m (11'8" x 9'0")

With window to rear aspect and radiator.

### Bedroom Three

3.56m x 2.02m (11'8" x 6'7")

With french doors to garden room and radiator.

### Garden Room

Being part brick and uPVC build, skylight, french doors to rear garden.

### Shower Room

Three piece suite comprising mains fed shower, hand wash basin set in vanity unit with cupboards under, low level wc, heated towel rail, window to side aspect and extractor fan.

### Bathroom

With paneled bath and shower attachment, low level wc, hand wash basin, window to rear aspect.



## Utility Room

2.25m x 2.25m (7'5" x 7'5")

With space and plumbing for washing machine and tumble dryer, door to garage and window to rear aspect.

## Garage

2.54m x 2.52m (8'4" x 8'4")

With electric roller garage door to driveway.

## Outside

To front with a large driveway providing ample parking for at least four vehicles, further area laid to lawn with decorative flowers and shrubbery, side access to rear. The rear garden is south facing and of low maintenance, with a generous sized patio area, further laid to gravel with shrubbery and flower borders, space for timber shed, outside tap and lighting.

## Agents Note

These are draft particulars awaiting vendor approval.

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## Floorplan

### Ground Floor

Approx. 97.4 sq. metres (1048.2 sq. feet)



Total area: approx. 97.4 sq. metres (1048.2 sq. feet)

10 Jessop Close, Leasingham



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