



9 Roxholme Road
Leasingham, Sleaford, Lincolnshire NG34 8LF

£220,000
NO ONWARD CHAIN





9 Roxholme Road

Leasingham, Sleaford NG34 8LF

Lincoln – 17 miles
Grantham – 15 miles with East Coast rail link to London
Sleaford – 2 miles

(Distances are approximate)

A well-presented three bedroom semi-detached house pleasantly situated within this pretty Lincolnshire village. Internally the property has appealing accommodation including open plan living room and dining room open to stylish kitchen. Outside, the property is set well back from the minor passing road with rear garden, brick outbuilding and space for parking behind. The village has a convenience store, traditional public house, primary school and the historic market town of Sleaford is a short drive away.

Accommodation

Entrance into the property inset to storm porch is gained through a uPVC door leading into:

Reception Hall

With side aspect and having staircase to the first floor with storage cupboard below, wood effect flooring, radiator, power points and door to:

Living Room 12' 10" x 9' 4" (3.91m x 2.84m)

Overlooking the rear garden and having feature fire place with stone hearth, wood effect flooring, radiator, power points and wide-open doorway to:

Dining Room 12' 10" x 11' 10" (3.91m x 3.60m)

With views over the rear garden through sliding patio doors and having feature fireplace with stone hearth, wood effect flooring, radiator, power points and wide-open doorway to:





Kitchen 8' 2" x 6' 9" (2.49m x 2.06m)

With side aspect and having a stylish fitted kitchen comprising one and a half sink drainer inset to worksurface over base units including integral dishwasher, fridge and freezer. There is a four ring electric hob over electric oven, wall mounted cupboards above and filter hood over the hob. There is wood effect flooring, ceiling spot lights, power points and uPVC door to:

Utility Room 5' 1" x 5' 0" (1.55m x 1.52m)

With fitted worksurface to one side over space and plumbing for washing machine. There is wood effect flooring, radiator and uPVC door to rear garden.

First Floor

Landing

With access to roof space, power points and door to:

Bedroom 1 11' 6" x 10' 4" (3.50m x 3.15m)

Overlooking the rear garden and having built-in shelving, radiator and power points.

Bedroom 2 11' 3" x 11' 2" (3.43m x 3.40m)

With front aspect and having radiator and power points.

Bedroom 3 8' 8" x 8' 8" (2.64m x 2.64m)

With front aspect and having radiator and power points.

Bathroom

With a stylish white suite comprising paneled bath with shower over, wash hand basin over vanity cupboard and a low-level WC. There is wood effect flooring, extractor fan and a heated towel rail.

Outside

The property is approached over a path leading to main entrance door with the remaining front garden being laid to lawn. The rear garden is predominantly laid to lawn with paved patio area and **Detached Brick Outbuilding 9' 6" x 6' 9" (2.89m x 2.06m)** with power and lighting.





FURTHER INFORMATION

All mains services. Gas central heating. UPVC double glazing.

**East Lindsey District Council – Tax band: A
EPC Rating: C**

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Woodhall Spa Office.

19 Station Road, Woodhall Spa. LN10 6QL.

Tel: 01526 353333

Email: woodhallspa@robert-bell.org;

Website: <http://www.robert-bell.org>

Brochure prepared 10.11.2025

DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



19 Station Road, Woodhall Spa. LN10 6QL
Tel: 01526 353333
Email: woodhallspa@robert-bell.org

www.robert-bell.org

