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Lealand Close

Laceby
DN37 7FJ

£360,000

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Property Introduction

Set on an exceptional double plot in the highly sought-after area of Laceby, this beautifully presented four-bedroom detached home offers an impressive combination of space, privacy, versatility and potential. Upon entering, you are welcomed by a spacious entrance hall with a convenient downstairs WC. The inviting lounge provides a comfortable space to relax and leads seamlessly into the stylish open-plan kitchen, complete with a breakfast bar—perfect for family life and entertaining. French doors open directly onto the impressive south-facing garden, creating a wonderful connection between the kitchen and outdoor space. Whether you're enjoying summer dining, entertaining guests or simply relaxing in the sunshine, this garden provides an exceptional setting. A generous conservatory adds valuable additional living space and offers endless possibilities. It could be used as a playroom, home office, dining area, gym or peaceful reading room, while its outlook over the garden makes it a particularly enjoyable space throughout the year. Outside, the property really sets itself apart. Occupying a rare double plot, the extensive wrap-around garden provides an excellent degree of privacy and plenty of space for families to enjoy. The size of the plot also offers exciting potential for future extensions or further development, subject to the necessary planning permissions. A substantial private driveway provides ample off-road parking for several vehicles, while a separate gated gravelled area offers additional secure space—ideal for a caravan, trailer, motorhome or other larger vehicles. Situated in the popular village of Laceby, the property

benefits from convenient access to local amenities, well-regarded schools and excellent transport links, making it an ideal home for families and those seeking a little more space. A rare opportunity to acquire a spacious detached home on an unusually generous plot, with excellent outdoor space and exciting future potential. Early viewing is highly recommended to fully appreciate the space, privacy and versatility this exceptional property has to offer.

Entrance Hall

7' 6" x 12' 10" (2.29m x 3.91m)

A welcoming entrance hallway with wood-laminate flooring and a carpeted staircase featuring a white painted banister and spindles. The space includes a glazed composite entry door allowing natural light, a useful under-stairs cupboard. Neutral walls and a radiator complete this bright and functional entrance area.

Cloakroom

A convenient ground-floor cloakroom fitted with a white suite comprising a pedestal washbasin with chrome taps and a close-coupled WC. The room benefits from a frosted window providing natural light and privacy.

Living Room

17' 3" x 12' 3" (5.26m x 3.73m)

A spacious and well-proportioned reception room featuring an attractive bay window to the front elevation, providing excellent

natural light. Central heating radiator. The room benefits from an attractive feature electric fireplace with decorative Louis styled surround, laminate flooring and a wide opening with doors leading through to the rear of the property, creating a good sense of flow towards the kitchen and garden.

Kitchen

18' 4" x 9' 8" (5.58m x 2.95m)

A stylish open-plan kitchen/diner fitted with a comprehensive range of contemporary grey shaker-style units with silver handles, complementing white worktops and glossy white tiled flooring. The kitchen is equipped with integrated appliances including dishwasher, fridge freezer, double oven, induction hob and extractor hood, together with under counter sink and mixer tap beneath a window. Glass-fronted display cabinets, ample storage and a breakfast bar provide excellent functionality. French doors open onto the rear garden, while recessed ceiling lighting and a light, airy feel complete this well-appointed space. uPVC double glazed windows to the rear and side elevations and French doors out to the garden and further doors through to the conservatory. Vertical column radiator.

Kitchen 2

9' 8" x 8' 5" (2.94m x 2.57m)

Towards the end of the kitchen is space suitable for either a dining table and chairs or a sofa. The doors to the conservatory lead from this section.

Conservatory

15' 3" x 7' 11" (4.65m x 2.42m)

A spacious uPVC conservatory with extensive glazing on three sides and a vaulted roof fitted with blinds, creating a bright and airy additional living space. Wood-effect flooring runs throughout, and French doors open directly onto the rear decking and garden, offering an excellent indoor-outdoor flow. Ceiling lighting and a fan complete this versatile room.

Dining Room / Office or 5th Bedroom

18' 1" x 8' 5" (5.50m x 2.57m)

A versatile reception room or potential fifth bedroom with wood-effect flooring, neutral décor and a large window offering natural light and outlook to the front. The room is well-proportioned and ideal for use as a formal dining room, home office or additional bedroom, benefiting from a radiator and modern ceiling lighting. To one end there is a utility area with plumbing for a washing machine

along with wall and base units with inset stainless steel sink Wall mounted gas boiler. Entry door to the side elevation.

First Floor Landing

A bright first-floor landing with neutral carpeting, white walls and a continuation of the white painted banister. Doors lead off to the bedrooms and family bathroom, with modern ceiling lighting completing the space. Loft access. Airing cupboard.

Bedroom 1

12' 0" x 11' 8" (3.67m x 3.56m)

A well-proportioned double bedroom with neutral carpeting, white walls and a large window offering natural light and views over the rear garden. The room benefits from a radiator, fitted wardrobe and has an en-suite bathroom, making it an ideal principal bedroom.

En-suite

6' 2" x 6' 0" (1.88m x 1.82m)

A modern en-suite bathroom fitted with a white suite comprising a pedestal washbasin with chrome taps, close-coupled WC and a fully tiled shower enclosure with glass screen. The room features a teal accent wall, wood-effect flooring, a frosted window for privacy and natural light, and a radiator.

Bedroom 2

15' 4" x 11' 7" (4.68m x 3.54m)

A good-sized double bedroom with neutral carpeting, a feature geometric wallpaper wall and a window providing natural light. The room benefits from a radiator and offers ample space for free-standing or fitted storage.

Bedroom 3

15' 9" x 8' 5" (4.79m x 2.57m)

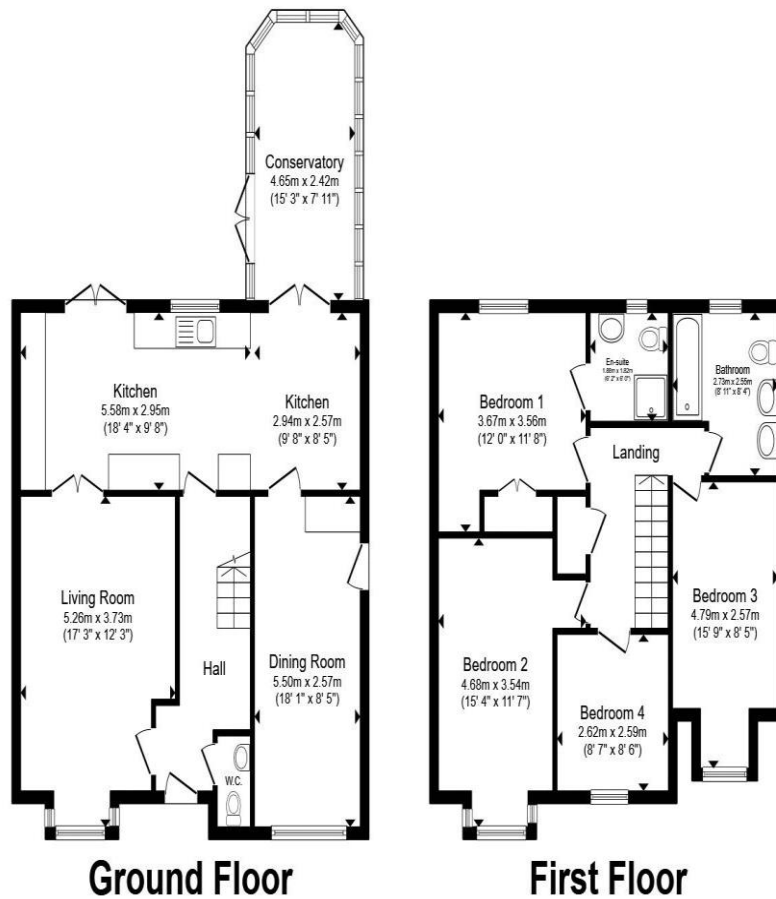
This well-proportioned third bedroom benefits from a striking blue geometric feature wall and soft grey carpeting, creating a bright and characterful space. A large window floods the area with natural light and offers views over neighbouring rooftops, while the sloping ceiling adds architectural interest typical of an upper-floor layout. Central heating radiator.

Bedroom 4

8' 7" x 8' 6" (2.62m x 2.59m)

This bright and airy fourth bedroom is finished in fresh white throughout, creating a calm and versatile space. A window offers ample natural light. central heating radiator. The clean, neutral palette and practical layout make this an ideal guest room or





Total floor area 132.7 m² (1,429 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		