



Gorse Lane, Leasingham
£230,000



- Detached House
- Three Bedrooms
- Well Presented Throughout
- Modern Kitchen and Bathroom
- Sought After Village Location
- Lounge Diner
- Freehold
- EPC rating TBC
- Current Council Tax Band B



Situated in the sought-after village of Leasingham, this well-presented three-bedroom detached home offers spacious and modern living throughout. The property benefits from a stylish modern kitchen and bathroom, a generous lounge diner ideal for both relaxing and entertaining, and three well-proportioned bedrooms. Externally, there is ample parking to the front, along with a fantastic rear garden providing an excellent space for families and outdoor entertaining. Viewing is highly recommended to fully appreciate all this home has to offer.

Entrance

Lounge Diner

6.16m x 3.79m (20'2" x 12'5")

With patio doors to rear garden, window to front aspect, stairs leading to 1st floor with space under, TV and BT points, radiator.

Kitchen

2.2m x 3.58m (7'2" x 11'8")

Modern Kitchen with a range of base and eye level units with work surface over, sink with mixer tap and drainer, integrated oven with four ring electric hob and extractor hood over, space for american style fridge freezer, boiler and window to rear aspect.



Landing

Bedroom One

3.91m x 3.8m (12'10" x 12'6")

With window to front aspect and radiator.

Bedroom Two

4.03m x 2.6m (13'2" x 8'6")

With window to front aspect and radiator.

Bedroom Three

2.18m x 2.46m (7'2" x 8'1")

With window to rear aspect and radiator.

Family Bathroom

Modern with a bath and shower attachment, feature hand wash basin with storage drawers under, mirror with light, fully tiled, heated towel rail, window to rear aspect.

WC

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

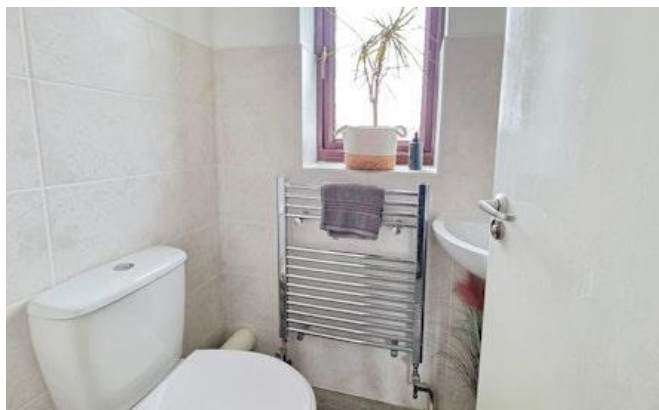
Outside

To front with a gravel driveway, further laid to lawn which could also offer additional parking if required, side access to rear. The rear garden is well presented, offering a patio area from the lounge Diner, further laid to lawn with decorative borders and shrubbery, a 2nd patio area to rear with pergola over.

Garage

5.12m x 2.52m (16'10" x 8'4")

With up and over garage door, personnel door to property.



Agents Note

These are draft particulars awaiting vendor approval.

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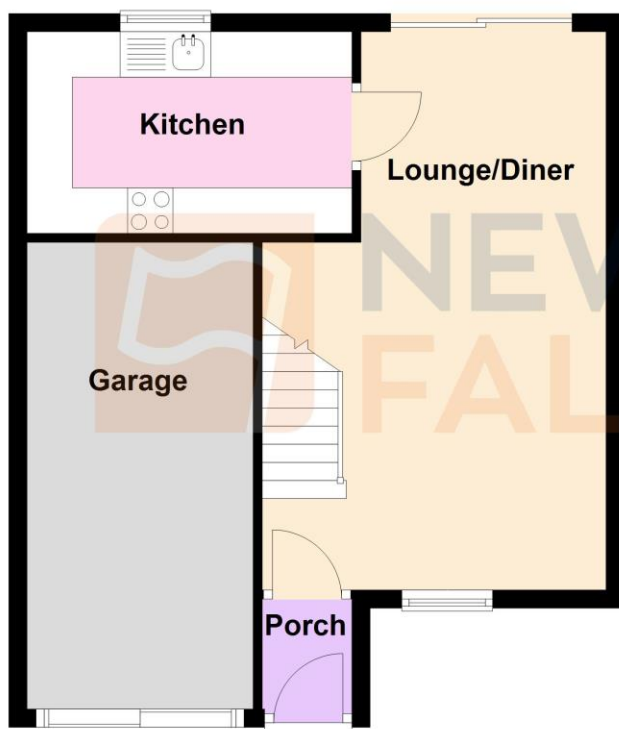
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Floorplan

Ground Floor

Approx. 43.9 sq. metres (472.8 sq. feet)



First Floor

Approx. 39.2 sq. metres (422.2 sq. feet)



Total area: approx. 83.1 sq. metres (895.0 sq. feet)

6 Gorse Lane, Leasingham



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