



**Lincoln Road, Leasingham Sleaford NG34 8JT**

**welcome to**

**Lincoln Road, Leasingham Sleaford**

Well-presented detached home on a 0.7-acre plot in the popular village of Leasingham. Features include a modern kitchen, self-contained annexe, home office, double garage and owned solar panels. Just two miles from Sleaford with excellent links to Lincoln, Grantham and London.



### **Entrance Porch**

Having a radiator.

### **Hall**

There is a radiator, understairs storage and window.

### **Lounge**

23' 2" x 12' 11" ( 7.06m x 3.94m )

Featuring a fireplace with electric fire, TV point, two radiators, two windows to the side, one of which is a bay window and one to the front.

### **Kitchen**

19' 5" x 9' ( 5.92m x 2.74m )

Fitted with a range of wall and base units with work surfacing over, single drainer sink, double oven, hob, integrated fridge freezer, radiator and window.

### **Utility**

12' 10" max x 5' 10" ( 3.91m max x 1.78m )

There is a single drainer sink, cupboard and window.

### **Conservatory**

15' 9" x 9' 6" ( 4.80m x 2.90m )

Having windows, radiator and fan.

### **Further Porch / Hall**

### **Cloakroom**

5' 8" x 4' 8" ( 1.73m x 1.42m )

Fitted with a wash hand basin, WC, radiator and window.

### **Study**

9' 1" x 8' 8" ( 2.77m x 2.64m )

There is a radiator and window.

### **Ground Floor Annexe**

#### **Hall**

#### **Lounge**

16' 11" x 14' 7" ( 5.16m x 4.45m )

#### **Rear Porch**

9' 6" x 7' 4" ( 2.90m x 2.24m )

#### **Bedroom Three**

12' 4" x 10' ( 3.76m x 3.05m )

#### **Shower Room**

7' 4" x 6' 8" max ( 2.24m x 2.03m max )

There is a shower, wash hand basin with storage below, WC, heated towel rail and window.

#### **First Floor Landing**

Having a cupboard, radiator and window.

#### **Bedroom One**

13' x 12' 5" ( 3.96m x 3.78m )

There is a built-in wardrobe, dresser, radiator and window.

#### **Ensuite**

11' 6" max x 5' 3" max ( 3.51m max x 1.60m max )

Fitted with a shower cubicle, wash hand basin with storage below, WC, towel rail and window.

#### **Bedroom Two**

19' 2" x 10' 3" ( 5.84m x 3.12m )

Having a built-in wardrobe, dresser, radiator and windows to the front, rear and side.

#### **Bedroom Four**

9' 9" x 7' 9" ( 2.97m x 2.36m )

There is a built-in wardrobe, radiator and window.

#### **Shower Room**

8' 6" x 6' 1" ( 2.59m x 1.85m )

Fitted with a suite comprising of shower cubicle, wash hand basin, WC, heated towel rail, cupboard and window.

### **Outside Front**

To the front of the property there is a driveway providing parking for multiple vehicles.

### **Double Garage**

### **Rear Garden**

The rear garden is approximately 1/3 acre, with a lawn, orchard, decking, seating area and two outbuildings, comprising an office and living room.



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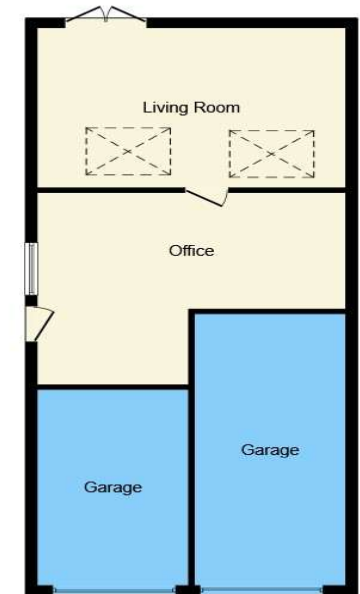




**Ground Floor**



**First Floor**



**Outbuilding**

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](http://www.focalagent.com)

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## Lincoln Road, Leasingham Sleaford

- Well-serviced village just two miles from Sleaford
- Solar panels
- Total plot of 0.7 acres
- Self-contained one bedroom annexe
- Large driveway with off road parking for multiple cars

Tenure: Freehold EPC Rating: C

Council Tax Band: F

offers in the region of

**£540,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SNH112608 - 0010

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