NEWTONFALLOWELL



Bishops Road, Leasingham
£230,000

3 1 1

3 1 1

Key Features

- Three Bedroom Detached Bungalow
- No Onward Chain
- Enclosed Rear Garden
- Field Views
- Conservatory
- Quiet Village Location
- EPC rating E















** MUST BE VIEWED ** With the advantage of NO FORWARD CHAIN and located on the edge of the village with VIEWS TO THE REAR, a Three Bedroom Detached Bungalow with Integral Garage and Conservatory. The bungalow benefits from Gas Central Heating and Double Glazing and has good sized accommodation comprising Entrance Hall, 17'8 Dining Kitchen, 21'8 Lounge, Three Good Sized Bedrooms, Conservatory, Bathroom, Separate W.C and Integral Garage with internal door to the Conservatory. The property has a low maintenance front garden and a manageable rear garden which is not overlooked. To appreciate the size of accommodation available, early viewing is recommended..

Kitchen
5.38m x 2.84m (17'8" x 9'4")

Lounge
6.6m x 3.56m (21'8" x 11'8")

Conservatory
3.76m x 2.34m (12'4" x 7'8")

Bedroom One
3.38m x 3.17m (11'1" x 10'5")

Bedroom Two
3.17m x 2.51m (10'5" x 8'2")

Bedroom Three
2.74m x 2.34m (9'0" x 7'8")

Integral Garage
5.56m x 2.49m (18'2" x 8'2")

Agents Note

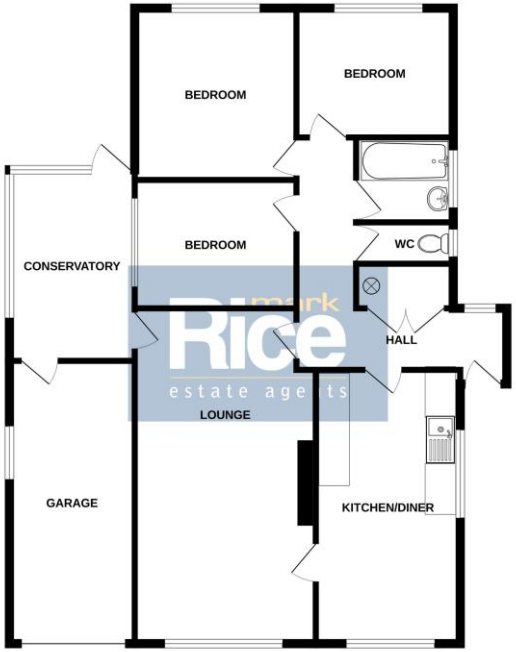
These are draft particulars awaiting vendor approval.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Financial Services

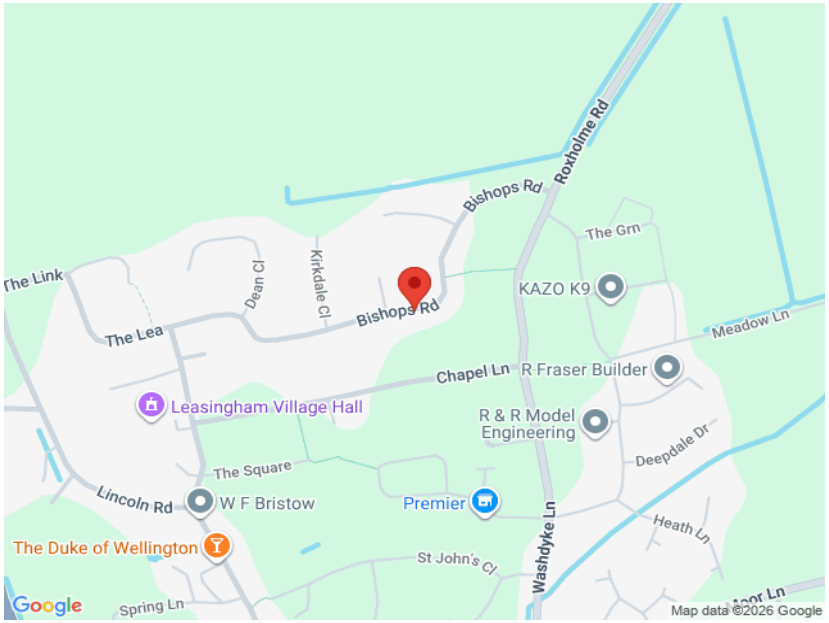
As part of our continued commitment to providing the best advice to all our clients we work closely with Mortgage Advice Bureau; part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage of the buying or selling process, we operate a mandatory qualification process on all offers prior to submission of any offer to our vendors. The mortgage advice bureau is regulated by the financial ombudsman and operate on an independent basis within our premises at 27 Southgate, Sleaford, NG34 7SY.

GROUND FLOOR
1109 sq.ft. (103.1 sq.m.) approx.



TOTAL FLOOR AREA : 1109 sq.ft. (103.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee



NEWTON FALLOWELL

Newton Fallowell Sleaford

01529 309 209
sleaford@newtonfallowell.co.uk