

***WASHDYKE LANE,
LEASINGHAM, NG34 8LE***



£255,000

A spacious and superbly presented Three Bedroom Semi Detached Family Home which has been configured to now offer Three Double Bedrooms with En-Suite to the guest bedroom, Off Road Parking and a Fully Enclosed West Facing Rear Garden. The property is situated in a non estate setting in within this popular village and benefits from Gas Central Heating and Double Glazing. The full accommodation comprises Entrance Hall, Lounge with bay window, 21'3 Kitchen Diner, Conservatory with solid roof and Two Double Bedrooms with Bathroom to the first floor, whilst to the second floor is a Guest Bedroom with En-Suite. Outside, there is Ample Parking to the front, and the Rear Garden is designed with ease of maintenance in mind. To fully appreciate the standard of accommodation available together with its peaceful setting, viewing is highly recommended.

Directions:

From our office head North and continue to the Holdingham roundabout Take the third exit on to the A15 towards Lincoln and take the first turning on the right into the village. Follow the road as it bears to the left and right and take the next left turn into Washdyke Lane where the property is located on the left hand side as indicated by our 'For Sale' board.

A composite double glazed entrance door provides access to the **Entrance Hall** having smoke alarm, tiled floor and radiator.

Lounge: 4.19m (13'9") x 4.11m (13'6")

Having bay window, feature gas fire with surround, picture rail and radiator.

Kitchen Diner: 6.48m (21'3") x 3.23m (10'7")

Having a range of matching wall and base units with worktop over, 1½ bowl single drainer composite sink with mixer tap, tiled splashbacks, range of integrated appliances including single electric oven, four ring gas hob with stainless steel coker hood over, washing machine and dishwasher. There is space for a fridge freezer, understairs store cupboard, radiator and door providing access to the Conservatory.

Conservatory: 3.15m (10'4") x 3.10m (10'2")

Having solid insulated roof and French doors providing access to the Rear Garden.

Stairs from the hall provide access to the first floor landing having smoke alarm and radiator.

Bedroom 1: 4.19m (13'9") x 4.14m (13'7")

Having bay window, picture rail and radiator.

Bedroom 3: 3.89m (12'9") x 3.23m (10'7")

Having radiator.

Bathroom:

Being fully tiled and having concealed cistern w.c, vanity hand washbasin with mixer tap, 'P' shaped bath with mixer tap and mains fed shower over with rainfall style head, airing cupboard housing the combination boiler, extractor fan and towel radiator.

Stairs from the first floor landing provide access to the second floor landing having Velux window and smoke alarm.

Guest Bedroom: 5.13m (16'10") x 3.89m (12'9") max

Having large built-in wardrobe, two access points for eaves storage, two Velux windows and radiator.

En-Suite: 1.78m (5'10") x 1.75m (5'9")

Being part tiled and having close coupled w.c, pedestal hand washbasin with mixer tap, corner shower cubicle with mains fed shower, extractor fan, radiator and Velux window.

**Entrance Hall****Lounge****Kitchen Diner****Further Aspect****Conservatory**

Outside:

A tandem drive provides **Off Road Parking** which is laid to resin for ease of maintenance, with a paved path and steps leading to the front entrance door. The remainder of the front garden is laid to lawn and partly enclosed by mature hedging and timber fencing. A timber gate provides access to the **West Facing Rear Garden** which is laid mostly to gravel with an artificial lawn area, large patio area, further raised gravelled area with power for a hot tub and a separate **Summer House** with power and lighting, all fully enclosed by timber fencing. A cold water tap is fitted.

Further Aspect:

Council Tax Band B.



TOTAL FLOOR AREA : 1467 sq.ft. (136.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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 as to their operability or efficiency can be given.
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Bedroom 1



Bedroom 3



Bathroom



Guest Bedroom



En-Suite



Rear Garden



Further Garden Aspect

Agent's Note: These particulars are set out for the guidance of proposed purchasers and act as a general guideline and do not constitute part of an offer or contract. Measurements shown are approximate and are to be used as a guide only and should not be relied upon when ordering carpets etc. We have not tested the equipment or central heating system if mentioned in these particulars and prospective purchasers are to satisfy themselves as to their order. All descriptions, references to condition or permissions are given in good faith and are believed to be correct, however, any prospective purchasers should not rely on them as statements or representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the authority to give any warranty or representation whatsoever in respect of this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties that have been sold or withdrawn.

Fixtures & Fittings: Items described in these particulars are included in the sale. All other items are not included. We recommend purchasers obtain legal advice and surveys before legal completion.

Money Laundering Regulations 2003: We require proof of identification from all purchasers and proof of the ability to proceed from buyers not requiring a mortgage.

Reference 27/01/2026

Viewing Strictly by Appointment With Mark Rice Estate Agents
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