



The Green, Leasingham
£250,000



3



1



1

- Detached Bungalow
- Three Bedrooms
- NO ONWARD CHAIN
- Countryside Views
- Well Presented Throughout
- Garage with Parking
- Freehold
- EPC rating TBC
- Current Council Tax Band: B



Offered for sale with no onward chain, this well-presented three-bedroom detached bungalow enjoys a position on the edge of Leasingham village, boasting countryside views to the rear. Set on a generous corner plot, the property benefits from a single garage with parking to front and attractive surrounding gardens. Inside, the accommodation comprises an entrance hall, spacious lounge, kitchen diner, three bedrooms - one currently used as a dining room with access to the conservatory, and a shower/wet room. A viewing is highly recommended.

Entrance Hall

With part glazed Entrance Door, access to loft space with loft ladder, storage cupboard and radiator.

Lounge

5.21m x 3.66m (17'1" x 12'0")

With electric fire place set in decorative surround with hearth, TV and BT point, window to front aspect and radiator.

Kitchen Diner

5.98m x 2.62m (19'7" x 8'7")

With a range of base and eye level units with work surface over, one and a half sink with mixer tap and drainer, integrated oven with four ring gas hob and extractor hood over, space and plumbing for washing machine, space and plumbing for dishwasher, space for freestanding fridge freezer, space for tumble dryer, TV point, windows to front and side aspects and radiator.



Bedroom One

3.49m x 2.7m (11'6" x 8'11")

With window to rear aspect and radiator.

Bedroom Two

3.5m x 1.94m (11'6" x 6'5")

With window to rear aspect and radiator.

Bedroom Three/Dining Room

3.35m x 3.35m (11'0" x 11'0")

Currently used as a Dining Room, with patio doors to conservatory, window to rear aspect and radiator.

Wet Room

Modern wet room with electric shower, hand wash basin with storage under, low level wc, radiator, window to side aspect and radiator.

Conservatory

3.3m x 2.37m (10'10" x 7'10")

uPVC build with patio doors to rear garden.

Garage

4.9m x 2.61m (16'1" x 8'7")

With up and over garage door to front driveway, personnel door to side, electric and lighting.

Outside

Enjoying a large corner plot, to front with a parking space leading to single garage, gated access to front garden, area laid to block paving, further laid to lawn with decorative borders and shrubbery, both sides have access to rear.

The rear garden boasts countryside views, again being laid to lawn with decorative borders and shrubbery, space for timber shed and greenhouse.



Agents Note

These are draft particulars awaiting vendor approval.

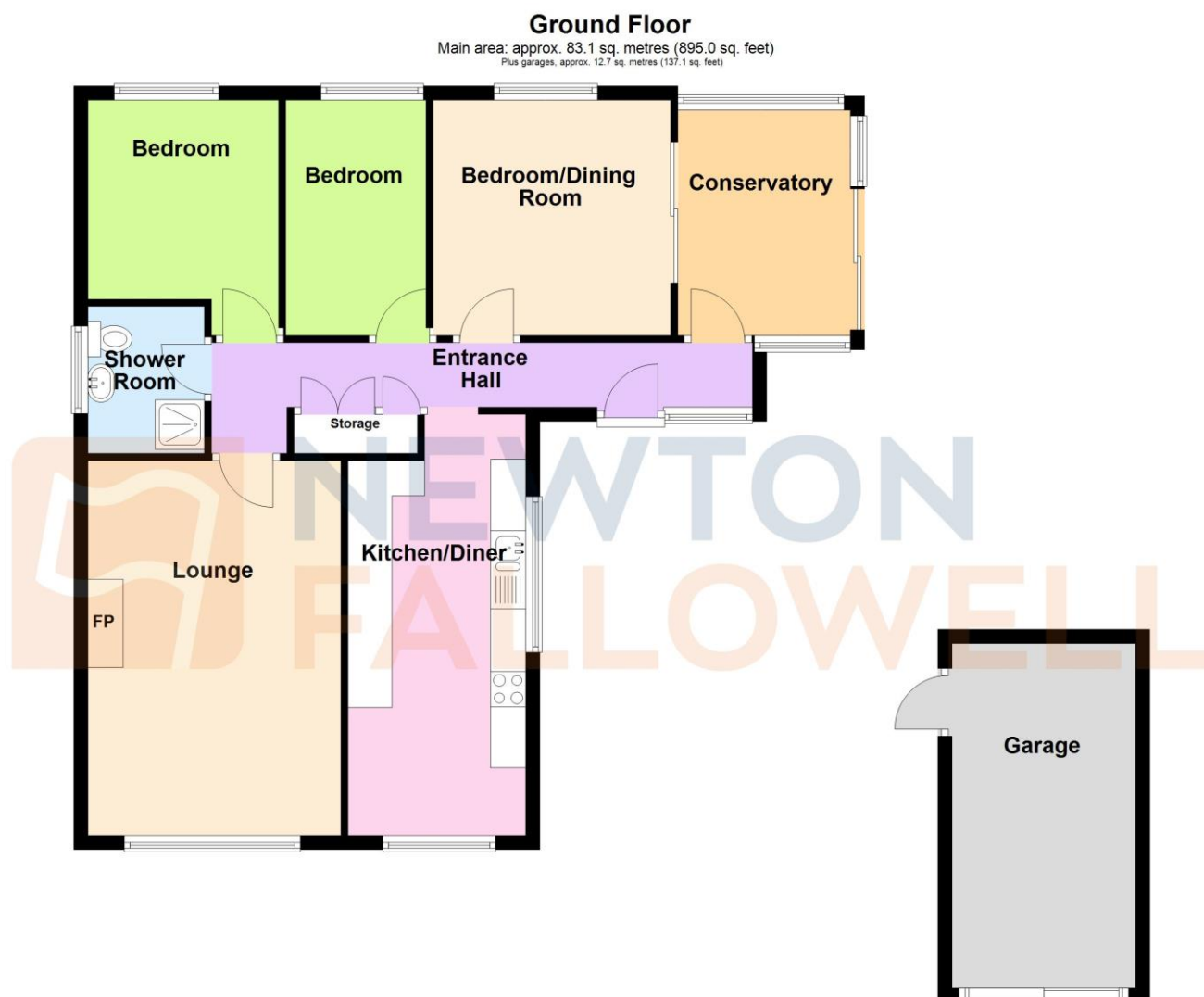
These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has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



Floorplan



Main area: Approx. 83.1 sq. metres (895.0 sq. feet)

Plus garages, approx. 12.7 sq. metres (137.1 sq. feet)

19 The Green, Leasingham



Newton Fallowell Sleaford

01529 309 209

sleaford@newtonfallowell.co.uk