



11 Roxholme Road
Leasingham, Sleaford, Lincolnshire NG34 8LF

£175,000
NO ONWARD CHAIN

BELL



11 Roxholme Road

Leasingham, Sleaford NG34 8LF

Lincoln – 17 miles
Grantham – 15 miles with East Coast rail link to London
Sleaford – 3 miles

(Distances are approximate)

A three bedroom semi-detached house pleasantly situated within the popular Lincolnshire village of Leasingham. Internally the property provides two reception rooms, kitchen and downstairs cloakroom. Outside the property has lawned front and rear gardens. The property would benefit from a range of updating. The shopping social and primary educational facilities are all within reasonable walking distance and the larger market town of Sleaford is a short drive away.

Accommodation

Entrance into the property inset to storm porch is gained through a uPVC door into:

Reception Hall

With staircase to the first floor and having storage below, radiator, power points and door to:

Living Room 12' 10" x 9' 5" (3.91m x 2.87m)

With front aspect and having tiled fireplace, radiator and power points.

Dining Room 12' 10" x 11' 11" (3.91m x 3.63m)

Overlooking the rear garden and having, radiator and power points.

Kitchen 8' 4" x 6' 11" (2.54m x 2.11m)

With side aspect and having a range of fitted units comprising stainless steel sink drainer inset to worksurface over base units, wall mounted cupboards above and built in larder cupboard. There is a radiator, power points and door to:





Rear Lobby

With uPVC door to rear garden, door to cupboard housing space with plumbing for washing machine and door to:

Cloakroom

With a low-level WC.

First Floor

Landing

With door to:

Bedroom 1 11' 3" x 11' 2" (3.43m x 3.40m)

With front aspect and having built-in storage cupboard, radiator and power points.

Bedroom 2 11' 8" x 11' 4" (3.55m x 3.45m)

Overlooking the rear garden and having built-in cupboard housing the central heating boiler, radiator and power points.

Bedroom 3 8' 8" x 7' 9" (2.64m x 2.36m)

Overlooking the front garden and having radiator and power points.

Bathroom

With a suite comprising paneled bath with shower over, pedestal wash hand basin and a low-level WC. There is a radiator and wood effect flooring.

Outside

The front garden is laid to lawn with the rear garden also laid to lawn with paved patio area.



East Lindsey District Council – Tax band: A
EPC RATING - C

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Woodhall Spa Office.
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