



**High Street, Leadenham, Lincoln, LN5 0PP**



**welcome to**

**High Street, Leadenham, Lincoln**

This well presented and characterful two bedroom cottage is situated within the sought after village of Leadenham, boasting no onward chain, a modern fitted kitchen, fully enclosed rear garden and local access to a range of village amenities.



### **Lounge**

13' 1" x 13' 8" ( 3.99m x 4.17m )

With double glazed window to the front, front door, laminate flooring, optional wood burning stove with fully lined chimney and stairs rising to the first floor.

### **Kitchen / Diner**

13' 8" x 9' ( 4.17m x 2.74m )

With double glazed window to the rear, door opening to the rear, a fitted kitchen in a range of wall and base units with work surfaces, integral electric oven, electric hob with extractor fan fitted over, inset stainless steel sink and drainer, tiling to the floor, part tiling to the walls and radiator.

### **First Floor Landing**

With stairs rising from Lounge.

### **Bedroom One**

10' 6" x 13' 2" ( 3.20m x 4.01m )

With double glazed window to the front, built in storage, carpet flooring and radiator.

### **Bedroom Two**

6' 11" x 10' 4" ( 2.11m x 3.15m )

With double glazed window to the rear, carpet flooring and radiator.

### **Bathroom**

With obscured double glazed window to the rear, bath with shower fitted over, wc, wash hand basin, part tiling to the walls and laminate flooring.

### **Outside**

Gated side access leads to a fully enclosed rear garden with a gravel area ideal for seating and a raised area of lawn with plants and shrubs.



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welcome to

## High Street, Leadenham Lincoln

- NO ONWARD CHAIN
- TWO BEDROOM COTTAGE
- WELL PRESENTED THROUGHOUT
- MODERN FITTED KITCHEN
- FULLY ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: E  
Council Tax Band: C

offers in excess of

**£170,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
LCR121883 - 0004

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