



**Lincoln Road, Leasingham Sleaford NG34 8JT**

  
**william  
h brown**

**welcome to**

## **Lincoln Road, Leasingham Sleaford**

Well-presented four bedroom detached home on a 0.7-acre plot in the popular village of Leasingham. Features include a modern kitchen, self-contained annexe, home office, double garage and owned solar panels. Just two miles from Sleaford with excellent links to Lincoln, Grantham and London.



**Entrance Porch**

Having a radiator.

**Hall**

There is a radiator, understairs storage and window.

**Lounge**

23' 2" x 12' 11" ( 7.06m x 3.94m )

Featuring a fireplace with electric fire, TV point, two radiators, two windows to the side, one of which is a bay window and one to the front.

**Kitchen**

19' 5" x 9' ( 5.92m x 2.74m )

Fitted with a range of wall and base units with work surfacing over, single drainer sink, double oven, hob, integrated fridge freezer, radiator and window.

**Utility**

12' 10" max x 5' 10" ( 3.91m max x 1.78m )

There is a single drainer sink, cupboard and window.

**Conservatory**

15' 9" x 9' 6" ( 4.80m x 2.90m )

Having windows, radiator and fan.

**Further Porch / Hall****Cloakroom**

5' 8" x 4' 8" ( 1.73m x 1.42m )

Fitted with a wash hand basin, WC, radiator and window.

**Study**

9' 1" x 8' 8" ( 2.77m x 2.64m )

There is a radiator and window.

**Ground Floor Annexe****Hall****Lounge**

16' 11" x 14' 7" ( 5.16m x 4.45m )

**Rear Porch**

9' 6" x 7' 4" ( 2.90m x 2.24m )

**Bedroom Three**

12' 4" x 10' ( 3.76m x 3.05m )

**Shower Room**

7' 4" x 6' 8" max ( 2.24m x 2.03m max )

There is a shower, wash hand basin with storage below, WC, heated towel rail and window.

**First Floor Landing**

Having a cupboard, radiator and window.

**Bedroom One**

13' x 12' 5" ( 3.96m x 3.78m )

There is a built-in wardrobe, dresser, radiator and window.

**Ensuite**

11' 6" max x 5' 3" max ( 3.51m max x 1.60m max )

Fitted with a shower cubicle, wash hand basin with storage below, WC, towel rail and window.

**Bedroom Two**

19' 2" x 10' 3" ( 5.84m x 3.12m )

Having a built-in wardrobe, dresser, radiator and windows to the front, rear and side.

**Bedroom Four**

9' 9" x 7' 9" ( 2.97m x 2.36m )

There is a built-in wardrobe, radiator and window.

**Shower Room**

8' 6" x 6' 1" ( 2.59m x 1.85m )

Fitted with a suite comprising of shower cubicle, wash hand basin, WC, heated towel rail, cupboard and window.

**Outside Front**

To the front of the property there is a driveway providing parking for multiple vehicles.

**Double Garage****Rear Garden**

The rear garden is approximately 1/3 acre, with a lawn, orchard, decking, seating area and two outbuildings, comprising an office and living room.



***view this property online*** [williamhbrown.co.uk/Property/SNH112608](http://williamhbrown.co.uk/Property/SNH112608)

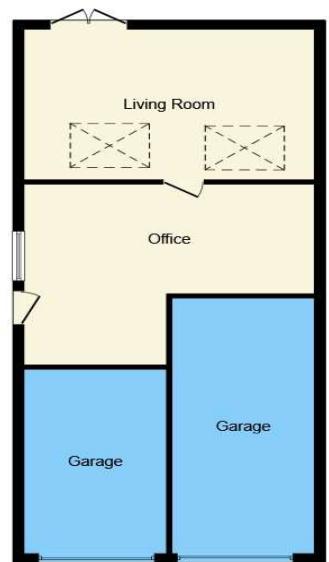




**Ground Floor**



**First Floor**



**Outbuilding**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## Lincoln Road, Leasingham Sleaford

- Well-serviced village just two miles from Sleaford
- Solar panels
- Total plot of 0.7 acres
- Self-contained one bedroom annexe
- Large driveway with off road parking for multiple cars

Tenure: Freehold EPC Rating: C

Council Tax Band: F

offers in the region of

# £540,000



view this property online [williamhbrown.co.uk/Property/SNH112608](http://williamhbrown.co.uk/Property/SNH112608)

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
SNH112608 - 0008

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 william h brown



**01529 303040**



[Sleaford@williamhbrown.co.uk](mailto:Sleaford@williamhbrown.co.uk)



75 Southgate, SLEAFORD, Lincolnshire, NG34 7TA



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**