



Main Road, Leadenham



£174,950

- Semi Detached House
- Two Double Bedrooms
- Lounge & Dining Room
- Gardens & Driveway
- UPVC DG & OFH
- Freehold & No Onward Chain
- Village Location
- EPC rating F



Located in a non estate central village location and offered for sale with no chain this stone semi detached house offers great potential with spacious living accommodation comprising of lounge, dining room, kitchen, utility, landing, two double bedrooms and upstairs bathroom. Outside there are gardens to the front and rear with a private driveway leading to hardstanding. The property benefits from upvc casement windows and has oil fired central heating.

Dining Room 12'7" x 8'4" (3.8m x 2.5m)

With the entrance door to the rear aspect and access to the utility room.

Lounge 12'10" x 12'7" (3.9m x 3.8m)

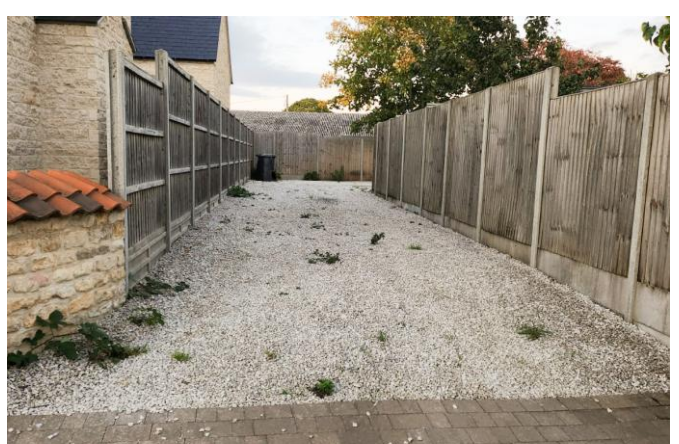
With a window to the front aspect, fireplace, storage cupboard and stairs leading to the first floor.

Kitchen 18'1" x 5'7" (5.5m x 1.7m)

With a window to the side aspect, a range of eye and base level units with worktops over, sink with drainer unit, cooker point and radiator.

Landing

With a window to the side aspect, stairs to the ground floor and radiator.



Bathroom 8'6" x 7'7" (2.6m x 2.3m)

With a window to the side aspect, wash hand basin, low level wc and paneled bath with shower over.

Bedroom One 16'1" x 7'5" (4.9m x 2.3m)

With a window to the rear aspect and recessed storage area.

Bedroom Two 11'3" x 8'2" (3.4m x 2.5m)

With a window to the front aspect and radiator

Outside

There are lawned gardens to the front and rear with a driveway at the rear of the property leading to hardstanding.

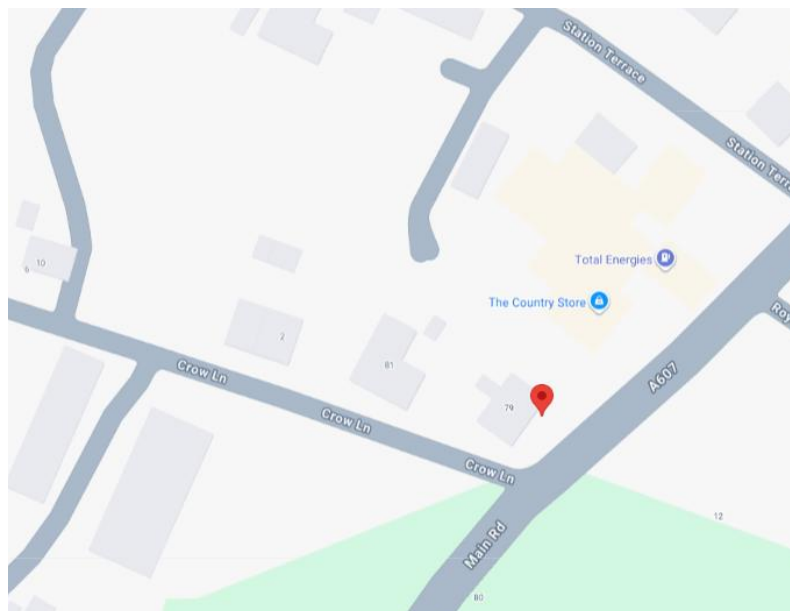
Agents Note

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	36 F	
1-20	G		



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