

High Street,Leadenham Lincoln LN5 0PP

william
h brown

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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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 the region of

£165,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
LCR121883 - 0006

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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