





Lincoln Road,Leasingham Sleaford NG34 8JT

william h brown

welcome to

Lincoln Road, Leasingham Sleaford

A well-presented 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.

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.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SNH112608

The Property Ombudsman

Property Ref:
SNH112608 - 0014

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.

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