

***THE GREEN,
LEASINGHAM, NG34 8LH***



New Price £189,950

Tucked away in this quiet cul-de-sac setting and with open views over fields to the rear, a spacious and well presented Three Bedroom Detached Bungalow. The property benefits from Gas Central Heating and UPVC Double Glazing to accommodation comprising Entrance Hall, 17' Lounge, Dining Area, Kitchen, Three Good Sized Bedrooms, Shower Room and Conservatory. The well maintained gardens offer a high degree of privacy and a Single Garage can be found in a block at the end of the cul-de-sac. Early viewing is highly recommended to appreciate the standard of accommodation available.

Location:

Leasingham is a popular village with facilities including a primary school, village hall and local store. It is located close to Sleaford with amenities to cater for most day to day needs including schools, doctor's surgery, library and rail links to surrounding areas including Grantham with an Intercity rail connection to London Kings Cross.

Directions:

From our offices proceed North towards the Holdingham roundabout and take the third exit towards Lincoln on the A15. Turn right into Leasingham and take the second left hand turn into Washdyke Lane and turn right into Wansbeck Road. Continue into Russell Road and take the sixth turning on the right into The Green and the property is located on the left hand side.

A part glazed double glazed door provides access to the **Entrance Hall** having radiator and airing cupboard.

Lounge: 5.18m (17'0") x 3.66m (12'0")

Having two radiators, coved ceiling and doors to the:

Dining Area: 2.57m (8'5") x 2.29m (7'6") narrowing to 1.68m (5'6")

Having radiator and coved ceiling. An archway provides access to the:

Kitchen: 3.58m (11'9") x 2.57m (8'5")

Having a range of wall and base units with worktop over, single drainer stainless steel sink unit with monobloc tap, built-in double electric oven, built-in gas hob with cooker hood over, tiled splashbacks, space and plumbing for washing machine, space and plumbing for dishwasher and space for fridge freezer.

Bedroom 1: 3.48m (11'5") x 3.23m (10'7")

Having radiator and coved ceiling.

Bedroom 2: 3.48m (11'5") x 2.77m (9'1")

Having radiator, coved ceiling and door providing access to the garden.

Bedroom 3: 3.48m (11'5") x 1.90m (6'3")

Having radiator and coved ceiling.

Shower Room:

Having three piece suite comprising low level w.c, and hand washbasin both enclosed by vanity units, double width shower cubicle with mains fed shower and heated chrome towel rail.

Conservatory: 4.09m (13'5") x 3.40m (11'2")

Having door providing access to the rear garden.

Outside:

The front gardens are laid mostly to lawn and the **Rear Gardens** are enclosed by timber fencing and hedging, have a lawn with a small patio area



Lounge



Dining Area



Kitchen

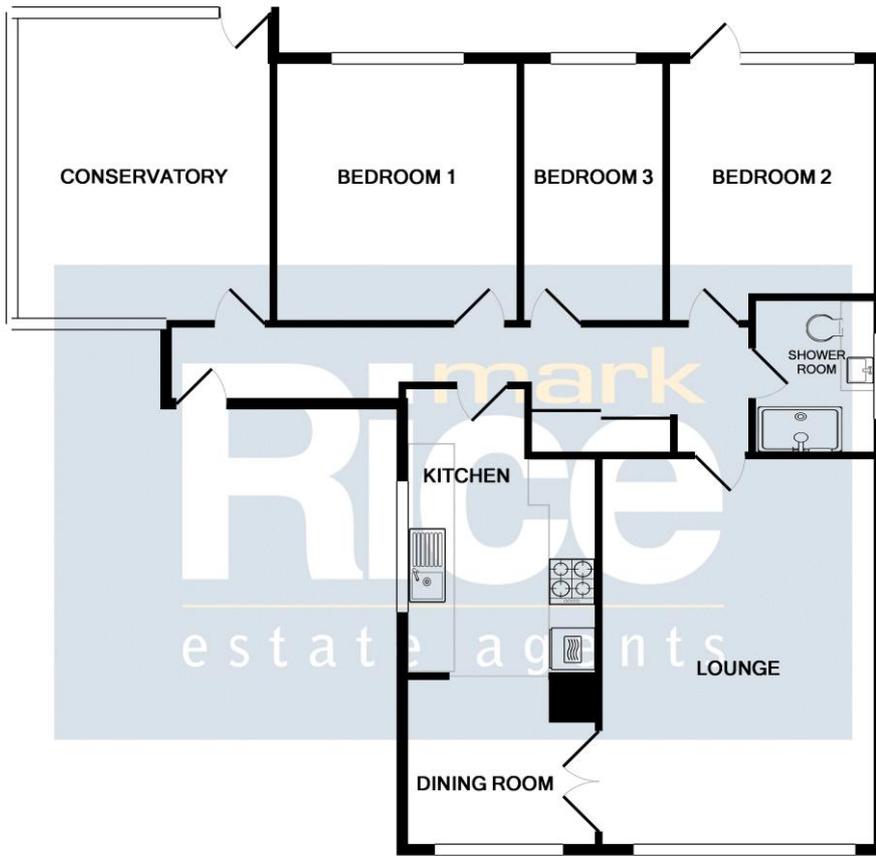


Bedroom 1



Bedroom 2

and have open views to the rear. There are **Two Sheds** and a cold water tap is fitted.



TOTAL APPROX. FLOOR AREA 940 SQ.FT. (87.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Bedroom 3



Shower Room



Conservatory



Rear Garden



Further Aspect



Further Garden Aspect

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Agents Note:

These particulars are set out for the guidance of proposed purchasers and act as a general guideline and do not constitute part of an offer or contract. Measurements shown are approximate and are to be used as a guide only and should not be relied upon when ordering carpets etc. We have not tested the equipment or central heating system if mentioned in these particulars and prospective purchasers are to satisfy themselves as to their order. All descriptions, references to condition or permissions are given in good faith and are believed to be correct, however, any prospective purchasers should not rely on them as statements or representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the authority to give any warranty or representation whatsoever in respect of this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties that have been sold or withdrawn.

Fixtures & Fittings:

Items described in these particulars are included in the sale. All other items are not included. We recommend purchasers obtain legal advice and surveys before legal completion.

Money Laundering Regulations 2003:

We require proof of identification from all purchasers and proof of the ability to proceed from buyers not requiring a mortgage.

Reference 29/8/18

Viewing Strictly by Appointment With Mark Rice Estate Agents
 Telephone 01529 414488
 A virtual tour is available to view online at www.markrice.co.uk