

***ST ANDREWS CRECENT,
LEASINGHAM, NG34 8LS***



£235,000

Having recently undergone an extensive modernisation programme and offered in immaculate condition, a Three Bedroom Detached Bungalow Located within this popular village crescent and having a Garage, Ample Parking and an elevated South Facing Rear Garden. The full accommodation comprises Entrance Hall, Lounge, Two Double Bedrooms to the ground floor with built-in wardrobes, newly fitted Shower Room and Kitchen which is open plan to the 12'3 Conservatory and stairs provide access to Bedroom Three and a large loft storage area which could be converted, subject to the necessary conditions. The property further benefits from Gas Central Heating, Double Glazing and UPVC Soffits and Fascias and a CCTV Security System is already installed. Viewing of this property is highly recommended to appreciate the standard of accommodation available and the location.

Location:

Leasingham is a popular village with facilities including a primary school, village hall, local store/Post Office, pub and farm shop with cafe. 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:

Travelling from Sleaford on the A15 towards Lincoln, turn right into Moor Lane and follow the road as it bears to the left and right and after the next left hand bend continue straight ahead into Washdyke Lane. Take the second turning on the left into St Andrews Crescent and the property is located on the left hand side as indicated by our 'For Sale' board.

Double glazed entrance door provides access to the **Hall** having under floor heating, built-in under stairs cupboard, radiator and tiled floor.

Lounge: 4.75m (15'7") x 3.48m (11'5")

Having large window to front, two feature radiators, built-in inset wall space for a 65" flat screen t.v and cabling point and storage for a surround sound system with ceiling speakers.

Kitchen: 3.89m (12'9") x 3.05m (10'0")

Having a range of wall and base units, worktop, 1/2 bowl single drainer sink with monobloc tap, space for fridge freezer, plumbing for washing machine, tiled splashbacks, space for cooker, tiled floor, space for tumble dryer and feature radiator. An arch provides access to the Conservatory.

Conservatory: 3.73m (12'3") x 1.68m (5'6")

Having door to garden and tiled floor.

Bedroom 1: 3.58m (11'9") x 2.95m (9'8") (measured to wardrobe doors)

Having built-in wardrobes to one wall with sliding doors, radiator, coved ceiling and t.v. aerial point.

Bedroom 2: 3.58m (11'9") x 3.15m (10'4")

Having built-in wardrobe with sliding doors, radiator, t.v. aerial point and coved ceiling.

Shower Room:

Being newly fitted and fully tiled and having low level w.c, vanity hand washbasin with mixer tap and cupboard below, separate shower, under floor heating and built-in cupboard.

Stairs from the hall provide access to the first floor.

Bedroom 3: 2.67m (8'9") x 2.26m (7'5")

Having laminate floor and radiator.

A door from the landing provides access to the Loft Space with roof light and which could be converted (subject to the necessary permissions).



Entrance Hall



Lounge



Kitchen



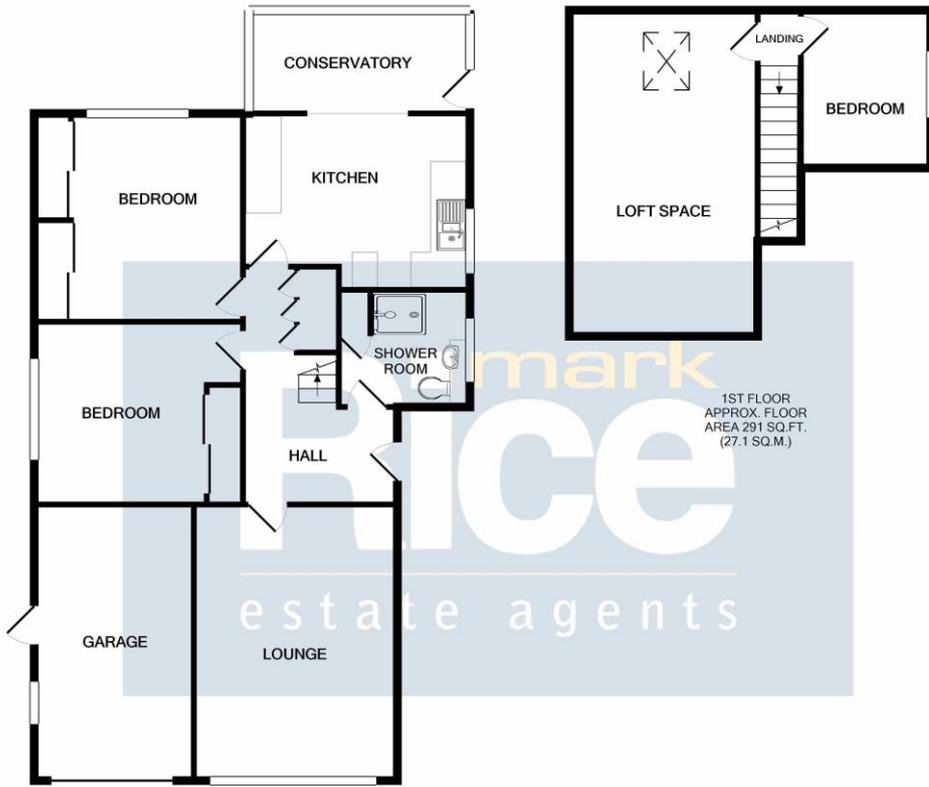
Further Aspect



Conservatory

Outside:

The gardens to the front of the property are designed with ease of maintenance in mind and are extensively block paved and have an external light and power point. The **Single Garage 4.93m (16'2") x 2.62m (8'7")** has an up and over door, combination boiler, side door, lighting and ample power points and there is Parking for several vehicles to the front. A gate provides access to the **South Facing Rear Garden** with a large patio area and artificial turf lawn area and steps provide access to a further private area which is laid to slabs with gravelled low maintenance borders, further raised borders, a water feature and Two Sheds are included.



GROUND FLOOR
APPROX. FLOOR
AREA 909 SQ.FT.
(84.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1200 SQ.FT. (111.5 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 1



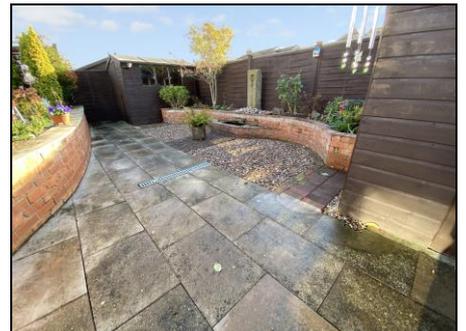
Bedroom 2



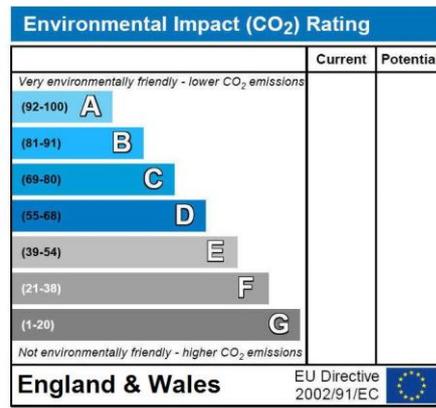
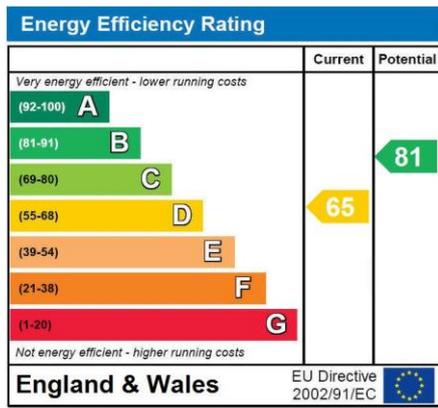
Shower Room



Bedroom 3



Rear Garden



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 02/12/21

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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