

***ROXHOLME ROAD,
LEASINGHAM, NG34 8LF***



£215,000

With the advantage of No Chain and located in a non estate position within this popular village, a much larger than average Three Bedroom Semi Detached House with Large Gardens, Garage and Ample Parking. The good size accommodation benefits from Gas Central Heating and Double Glazing, however will require some improvement to meet today's modern living standards. The full accommodation comprises Entrance Hall, Lounge, Separate Dining Room, Kitchen, Three Bedrooms, Bathroom, 12'5 x 7' Utility Store with further Ground Floor Cloakroom and Store. This is an ideal property for the purchaser looking to put their own stamp on something with a good size garden and viewing is recommended.

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, after the Holdingham roundabout turn right into the village and enter Moor Lane. Follow this road as it eases to the left and right and after the next left hand bend, continue straight ahead into Washdyke Lane. This in turn leads into Roxholme Road and the property is located on the left hand side as indicated by our 'For Sale' board.

Entrance door provides access to the **Hall** having radiator and under stairs storage cupboard.

Lounge: 4.67m (15'4") x 3.43m (11'3")

Having gas fire set within stone fireplace, built-in cupboard, radiator, four wall light points and French doors to the:

Dining Room: 3.40m (11'2") x 2.92m (9'7")

Having radiator.

Kitchen: 3.56m (11'8") x 2.13m (7'0")

Having wall and base units, worktop, double drainer inset sink, plumbing for washing machine, double radiator, door providing access to the **Rear Entrance Lobby** with door to the outside and also providing access to the:

Utility Store: 3.78m (12'5") x 2.13m (7'0")

Having light and power points and housing the gas boiler.

Separate W.C

Having low level w.c.,

Further Store with light.

Stairs from the hall provide access to the **First Floor Landing** having loft access.

Bedroom 1: 4.11m (13'6") x 3.43m (11'3")

Having airing cupboard and radiator.

Bedroom 2: 3.45m (11'4") x 3.43m (11'3")

Having radiator and built-in cupboard.

Bedroom 3: 3.10m (10'2") x 2.16m (7'1")

Having radiator.

Bathroom:

Having low level w.c, hand washbasin, radiator, bath and tiled splashbacks.



Hall



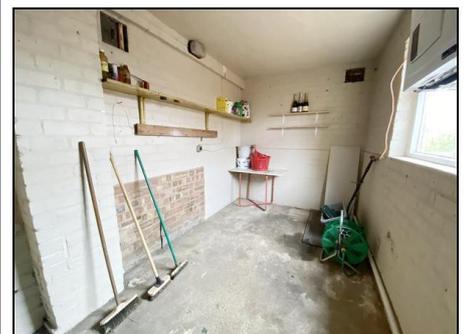
Lounge



Dining Room



Kitchen



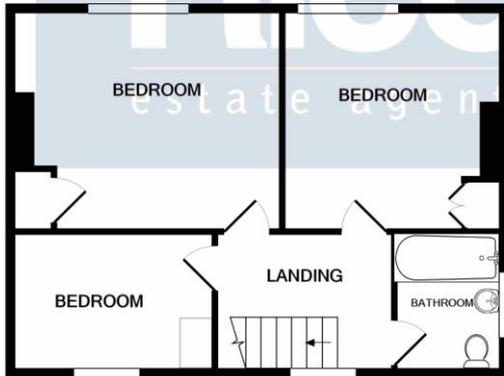
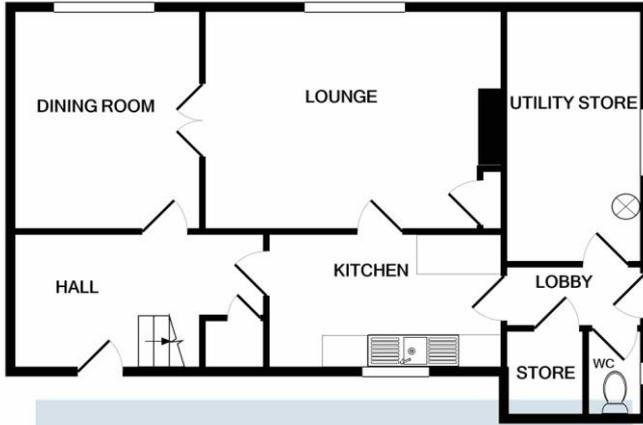
Utility Store

Outside:

The front garden has a lawn, borders and a gravelled drive provides **Ample Parking**. Adjacent to this is a further drive area providing access to the **Detached Garage 4.32m (14'2") x 2.87m (9'5")** having up and over door and side personal door. The main garden is to the rear and is laid to lawn with various borders, a large patio and a greenhouse is included.

Agent's Note:

A grant of probate is currently awaited on this property.



GROUND FLOOR
APPROX. FLOOR
AREA 588 SQ.FT.
(54.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 439 SQ.FT.
(40.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1028 SQ.FT. (95.5 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



Bedroom 3



Bathroom



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 10/5/22

**Viewing Strictly by Appointment With Mark Rice Estate Agents
Telephone 01529 414488**