

***DEAN CLOSE,  
LEASINGHAM, NG34 8NW***



***£240,000***

***A well presented Three Bedroom Detached Bungalow located within this cul-de-sac setting in the popular village of Leasingham and providing Ample Parking, a Garage and Enclosed Rear Gardens. The property benefits from Gas Central Heating and Double Glazing to the full accommodation comprising Hall, Lounge, 15'6 x 9'7 Dining Kitchen, Three Bedrooms, Bathroom and outside there is an Attached Garage. This property is in a superb position, hence early viewing is highly 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, take the second turning on the right towards the village and enter Lincoln Road. Turn left again and right into The Link and bear right again into The Lea. Take the next turning on the right into Dean Close and the property is located on the right hand side.

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Double glazed entrance door provides access to the **Hall** having radiator and loft access with ladder.

**Lounge: 4.72m (15'6") x 3.58m (11'9")**

Having electric fire with surround, bow window and radiator.

**Kitchen: 4.72m (15'6") x 2.92m (9'7")**

Having wall and base units, worktop, tiled splashbacks, double glazed rear entrance door, built in oven, inset gas hob, cooker hood, inset sink with monobloc tap, airing cupboard housing the boiler, radiator, tiled floor and space for appliances.

**Bedroom 1: 3.84m (12'7") narrowing to 2.54m (8'4") x 3.66m (12'0")**

Having radiator and built-in double wardrobe with sliding doors.

**Bedroom 2: 3.84m (12'7") x 2.97m (9'9")**

Having radiator and build-in wardrobe with siding doors.

**Bedroom 3: 2.74m (9'0") x 2.21m (7'3")**

Having radiator.

**Bathroom:**

Having bath with mains fed shower over, tiled splashbacks, pedestal hand washbasin, low level w.c, radiator and extractor fan.

**Outside:**

The front garden is laid mostly to lawn with a border set within the lawn and a gravelled drive provides more than **Ample Parking** and continues alongside the property to approach the **Attached Garage 5.05m (16'7") x 2.34m (7'8")** having up and over door, stable style rear entrance door to the garden and light and power points.



**Lounge**



**Kitchen**



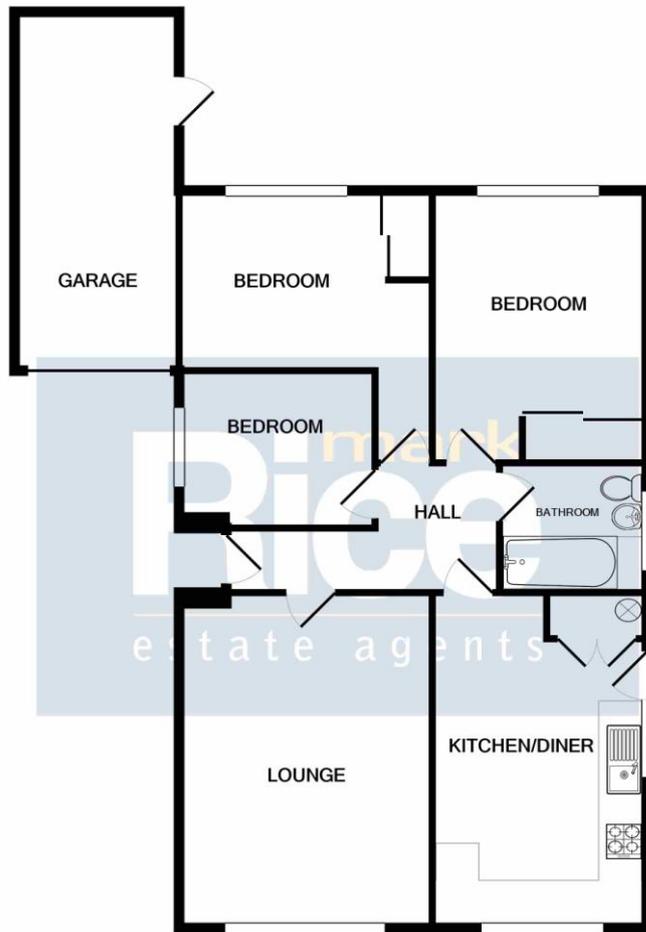
**Bedroom 1**



**Bedroom 2**



**Bedroom 3**



TOTAL APPROX. FLOOR AREA 848 SQ.FT. (78.8 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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**Bathroom**



**Rear Garden**



**Further Aspect**

**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 11/5/22

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