

***MIDDLETON WAY,  
LEASINGHAM, NG34 8LN***



***New Price £318,000***

*Located at the head of this peaceful cul-de-sac, with more than Ample Parking and Fully Enclosed and a Particularly Private Rear Garden, an Extended and immaculate Three Bedroom Detached Bungalow offering versatile accommodation and offered to the market with No Forward Chain. This spacious bungalow now offers living accommodation in excess of 1200 sq ft and has Gas Central Heating and Double Glazing with a multi-fuel burner in the lounge. The full accommodation comprises Entrance Hall, Kitchen, 21'4 Lounge Diner, Master Bedroom with En-Suite, Two Further Double Bedrooms, Utility Room, Kitchen with a range of Neff appliances and Family Bathroom. Outside a substantial drive provides more than Ample Parking and leads to the Single Attached Garage whilst the rear garden is landscaped for ease of maintenance in mind and has views over neighbouring paddocks. To fully appreciate the spacious accommodation on offer and its tranquil setting, viewing of this property 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 first turning on the right into Leasingham. Continue into the village and take the third turning on the left into Washdyke Lane and turn right into Wansbeck Road. Take the third turning on the right into Middleton Way and proceed into the cul-de-sac where the property is located straight ahead as indicated by our 'For Sale' board.

A double glazed entrance door provides access to the **Entrance Hall** having airing cupboard housing the central heating boiler, loft access (the loft has been fully boarded and has four Velux windows offering the potential for extension, subject to the necessary permissions), smoke alarm and radiator.

**Lounge: 6.50m (21'4") x 5.23m (17'2")**

Having a 5kw multi fuel burner with tiled hearth, two wall light points, coved ceiling and radiator.

**Kitchen: 3.53m (11'7") x 2.74m (9'0") max**

Having a range of matching wall and base units with worktop over, single drainer inset composite sink with mixer tap, range of integrated Neff appliances including a single eye level electric oven, microwave, four ring gas hob with stainless steel cooker hood over, space and plumbing for dishwasher, space for American fridge freezer, tiled splashbacks, plinth lighting and radiator.

**Bedroom 1: 5.03m (16'6") x 2.92m (9'7")**

Having ceiling downlighters, radiators and French doors to the rear garden.

**En-Suite:**

Being fully tiled and having close coupled w.c, floating hand washbasin with mixer tap, corner shower cubicle with mains fed shower, recessed store area, extractor fan and radiator.

**Bedroom 2: 3.48m (11'5") x 3.23m (10'7")**

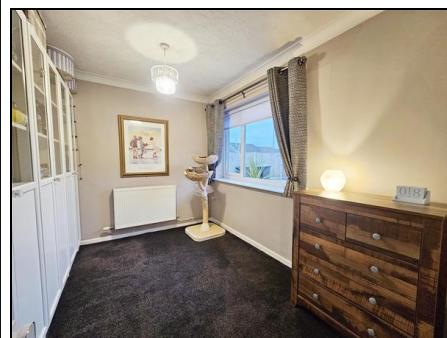
Having two double built-in wardrobes, ceiling fan and radiator.

**Bedroom 3: 3.48m (11'5") x 1.93m (6'4")**

Having ceiling downlighters and radiator.

**Utility Room: 2.92m (9'7") x 1.55m (5'1")**

Having base units with worktop over, single drainer sink with mixer tap, space and plumbing for washing machine, ceiling downlighters, radiator and door to rear garden.

**Lounge****Further Aspect****Further Aspect****Kitchen****Bedroom 1**



**Bathroom:**

Being fully tiled and having close coupled w.c, pedestal hand washbasin with mixer tap, panelled bath with pillar taps and electric shower over, white towel radiator, extractor fan and ceiling downlighters.

**Inner Hall:**

Providing access to the rear garden and the **Attached Garage 4.93m (16'2") x 2.62m (8'7")** having electric up and over door and light and power points.

**Outside:**

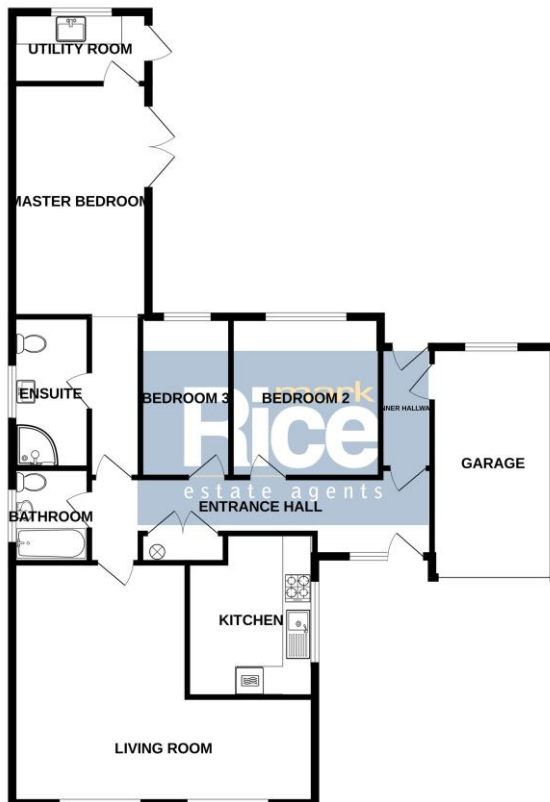
A five bar gate provide access to the extensive gravelled drive providing parking for a number of vehicles, with an electric car charger, outside lighting and a cold water tap is fitted. A timber gate provides access to the **Rear Garden** which has been landscaped for ease of maintenance and has a substantial patio area and a lawn, all enclosed by timber fencing, outside lighting, one timber and one metal shed and the garden overlooks nearby paddocks.

**Agent's Note:**

There is outline planning application in place for the development of six dwellings to the land at the rear of the bungalow, reference 22/0587/OUT.

Council Tax Band B.

GROUND FLOOR  
1212 sq.ft. (112.6 sq.m.) approx.



TOTAL FLOOR AREA : 1212 sq.ft. (112.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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**En-Suite**



**Bedroom 2**



**Bedroom 3**



**Utility Room**



**Bathroom**



**Rear Garden**



**Further Aspect**



**View**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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 11/1/24*

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