

***RUSSELL ROAD,
LEASINGHAM, NG34 8LQ***



New Price £259,000

Located in one of the area's most popular villages and in a non estate setting, an individually designed and particularly well presented Three Bedroom Detached House with Ample Parking, Larger Than Average Garage and a West Facing Rear Garden. The good sized accommodation includes Entrance Hall with store cupboard, Ground Floor Cloakroom, 21'6 x 12'7 Living Room, Lounge, 18'6 'L' Shaped Kitchen Three Bedrooms, all with built-in cupboards, and Large Bathroom. Outside a drive provides Off Road Parking and approaches the 16'4 x 12'3 Garage and there is a further Brick Built Store. The rear garden is particularly private and the property further benefits from Double Glazing, uPVC Soffits and Facias and Gas Warm Air Heating. To appreciate the spacious accommodation available and location of this property, 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 North from our office, at the Holdingham roundabout take the third exit onto the A15 towards Lincoln. Turn right into the village and enter Moor Lane and follow the road as it bears to the left and right again, and as the road bears to the left, continue straight on into Washdyke Lane. Turn right into Wansbeck Road and continue into Russell Road where the property is located on the left hand side as indicated by our 'For Sale' board.

A double glazed entrance door provides access to the hall having built-in cupboard with soft close doors.

Cloakroom:

Being part tiled and having low level w.c, vanity hand washbasin with monobloc tap and tiled splashbacks.

Living Room: 6.55m (21'6") x 3.84m (12'7")

Having understairs cupboard and further built-in cupboard housing the gas warm air boiler.

Lounge: 4.75m (15'7") x 3.53m (11'7")

Having two wall light points, further ceiling pendant, and door to garden.

Kitchen: 5.64m (18'6") x 2.64m (8'8")

Being 'L' shaped and having wall and base units with worktop over, single bowl inset sink with monobloc tap, built-in double electric oven, inset electric hob with cooker hood over, tiled splashbacks, double glazed rear entrance door, space and plumbing for washing machine and dishwasher.

Stairs from the Living Room provide access to the **First Floor Landing**.

Bedroom 1: 3.84m (12'7") x 2.87m (9'5")

Having built-in wardrobe with sliding doors.

Bedroom 2: 2.87m (9'5") x 2.82m (9'3")

Having built-in cupboard and Baxi gas fire.

Bedroom 3: 2.92m (9'7") x 2.64m (8'8")

Having built-in cupboard.

Bathroom:

Being fully tiled and having Jacuzzi bath with LED lighting and mains fed shower over with shower screen high level w.c, vanity hand washbasin, and airing cupboard.

Outside:

Living Room



Lounge



Kitchen



Further Aspect



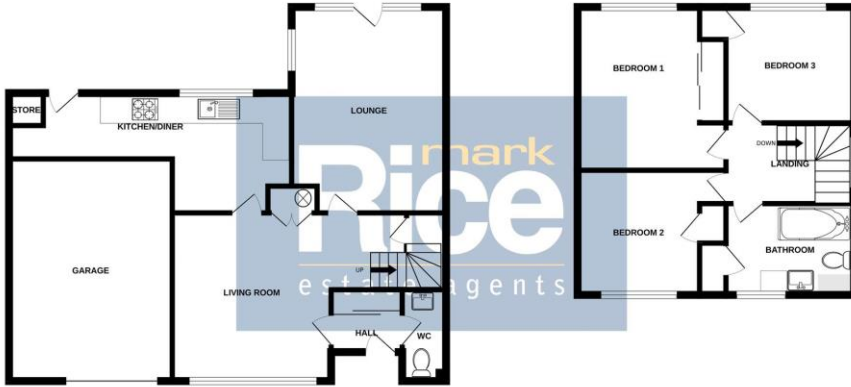
Bedroom 1

The garden to the front of the property is laid to lawn with borders and a drive approaches the **Garage 4.98m (16'4") x 3.73m (12'3")** having up and over door and light and power points. The **West Facing Rear Garden** is laid mostly to lawn with borders, patio area, outside store and a cold water tap is fitted. The garden is fully enclosed by recently fitted timber fencing.

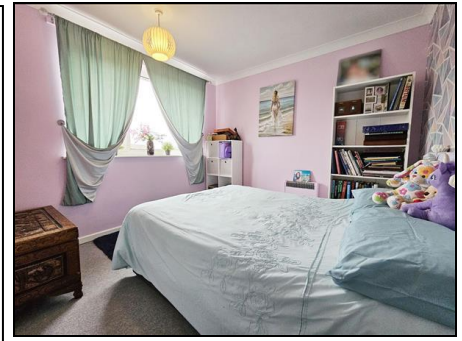
Council Tax Band D.

GROUND FLOOR
766 sq.ft. (71.1 sq.m.) approx.

1ST FLOOR
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA: 1210 sq.ft. (112.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the footprint 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.
Made with Metropix 12/2024



Bedroom 2




Bedroom 3



Bathroom



Rear Garden

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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 29/2/24

Viewing Strictly by Appointment With Mark Rice Estate Agents
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