

***ST JOHN'S CLOSE,
LEASINGHAM, NG34 8LU***



£385,000

An Extended Four Bedroom Detached Family Home located towards the head of a quiet cul-de-sac within this popular residential area and offered to the market with No Forward Chain. The property has been extended to now provide a 23'4 x 15'6 Living Kitchen and has a fully enclosed and particularly private rear garden with a Detached Sumer House which could be used as a home office or craft room. The property further benefits from Gas Central Heating and Double Glazing to the full accommodation comprising Entrance Hall, Cloakroom, Lounge with multi-fuel burner, Snug, Living Kitchen, Utility Room, Four Good Sized Bedrooms with En-Suite to the master bedroom, and Family Bathroom. There is parking for several vehicles to the front of the property and the rear garden is fully enclosed and is particularly private and sheltered. To appreciate everything the superb family home as to offer, 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:

From our office, head North and proceed past the Tesco traffic lights and continue over the Galley Hill Bridge towards the Holdingham roundabout. Take the third exit on the A15 towards Lincoln and take the first turning on the right into Leasingham. Follow the road as it bears to the left and right and take the third turning on the left into Washdyke Lane. Take the first turning on the left into St Johns Close and bear right where the property is located on the right hand side as indicated by our 'For Sale' board.

A double glazed composite entrance door provides access to the Entrance Hall having coved ceiling, smoke alarm, understairs cupboard and radiator.

Cloakroom:

Having close coupled w.c, vanity hand washbasin with mixer tap, tiled splashbacks and radiator.

Lounge: 4.37m (14'4") x 3.76m (12'4")

Having bow window, feature fireplace with multi-fuel burner, coved ceiling, radiator and double opening doors to the:

Snug: 3.00m (9'10") x 2.82m (9'3")

Having coved ceiling, radiator and patio door to the rear garden.

Living Kitchen: 7.11m (23'4") x 4.72m (15'6")

Having a range of matching wall and base units with worktop over, 1½ bowl single drainer inset ceramic sink with mixer tap, space for electric Range cooker with stainless steel cooker hood over, a range of integrated appliances including full height fridge, full height freezer, microwave and dishwasher, tiled splashbacks, central island with further base units, smoke alarm, ceiling downlighters and two radiators.

Utility Room: 2.79m (9'2") x 1.70m (5'7")

Having full height units, base units with worktop over, single drainer ceramic sink with mixer tap, space and plumbing for washing machine and tiled splashbacks.

Stairs from the hall provide access to the First Floor Landing having loft access, airing cupboard, smoke alarm, coved ceiling and radiator.

Bedroom 1: 4.95m (16'3") x 3.73m (12'3") max

Having coved ceiling and two radiators.

En-Suite:

Being fully tiled and having vanity hand washbasin with mixer tap, double shower cubicle with mains fed shower, extractor fan and chrome towel radiator.



Lounge



Snug



Living Kitchen



Further Aspect



Further Aspect

Bedroom 2: 3.81m (12'6") x 3.76m (12'4")

Having two double built-in wardrobes, further single wardrobe, coved ceiling and radiator.

Bedroom 3: 3.76m (12'4") x 2.82m (9'3")

Having fitted wardrobe with sliding doors, coved ceiling and radiator.

Bedroom 4: 2.34m (7'8") x 2.29m (7'6")

Having built-in wardrobe, coved ceiling and radiator.

Bathroom:

Being part tiled and having close coupled wc, pedestal hand washbasin with pillar taps, panelled bath with pillar taps and mains fed shower over and radiator.

Outside:

A drive provides **Off Road Parking** for a number of vehicles and approaches the remainder of the **Converted Garage 2.26m (7'5") x 2.06m (6'9")**, currently used as storage and having manual up and over doors and lighting, and a double glazed door provides access to the separate store area housing the meter cupboards. The remainder of the front garden is laid mostly to lawn and partly enclosed by mature hedging and plum slate borders. A timber gate provides access to the **Rear Garden** with a large lawn area, patio, and a variety of well stocked borders with a path and hedges and shrubs with plum slate for ease of maintenance. To the bottom of the garden is a raised area accessed by steps and timber decking which approaches the **Detached Summer House 4.34m (14'3") x 3.71m (12'2")**, having power, lighting and a tiled roof and which could be used as a home office or craft room. An external power point and cold water tap are fitted.

Council Tax Band D.



Further Kitchen Aspect



Bedroom 1



En-Suite



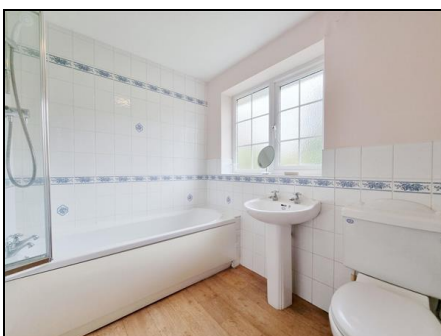
Bedroom 2



Bedroom 3



Bedroom 4



Bathroom



Summer House



Summer House Interior



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	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agent's 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 13/11/2024

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