

***BISHOPS ROAD,
LEASINGHAM, NG34 8NH***



£240,000

With the advantage of No Forward Chain and located on the edge of the village with views to the rear, a Three Bedroom Detached Bungalow with Integral Garage and Conservatory. The bungalow benefits from Gas Central Heating and Double Glazing and has good sized accommodation comprising Entrance Hall, 17'8 Dining Kitchen, 21'8 Lounge, Three Good Sized Bedrooms, Conservatory, Bathroom, Separate W.C and Integral Garage with internal door to the Conservatory. The property has a low maintenance front garden and a manageable rear garden which is not overlooked. To appreciate the size of accommodation available, early 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 turn right into the village and enter Moor Lane. Follow the road as it bears to the left and right and after the next left had turn continue straight ahead into Washdyke Lane. Take the fourth turning on the left into Bishops Road and the property is located on the right hand side as indicated by our 'For Sale' board.

A double glazed door provides access to the Hall having radiator, thermostat, oft access and built-in cupboard housing the boiler.

Kitchen: 5.38m (17'8") x 2.84m (9'4")

Having a range of wall and base units with worktop over, inset sink, plumbing for washing machine, gas point and double radiator. A further door provides access to the Lounge.

Lounge: 6.60m (21'8") x 3.56m (11'8") narrowing to 3.17m (10'5")

Having two radiators and doors to hall and conservatory.

Conservatory: 3.76m (12'4") x 2.34m (7'8")

Having radiator, tiled floor and doors to garden and garage.

Bedroom 1: 3.38m (11'1") x 3.17m (10'5")

Having radiator.

Bedroom 2: 3.17m (10'5") x 2.51m (8'3")

Having radiator.

Bedroom 3: 2.74m (9'0") x 2.34m (7'8")

Having radiator.

Bathroom:

Being fully tiled and having bath with electric shower over, pedestal hand washbasin and radiator.

Separate W.C:

Being fully tiled and having low level w.c.

Integral Garage: 5.56m (18'3") x 2.49m (8'2")

Having up and over door and light and power points.

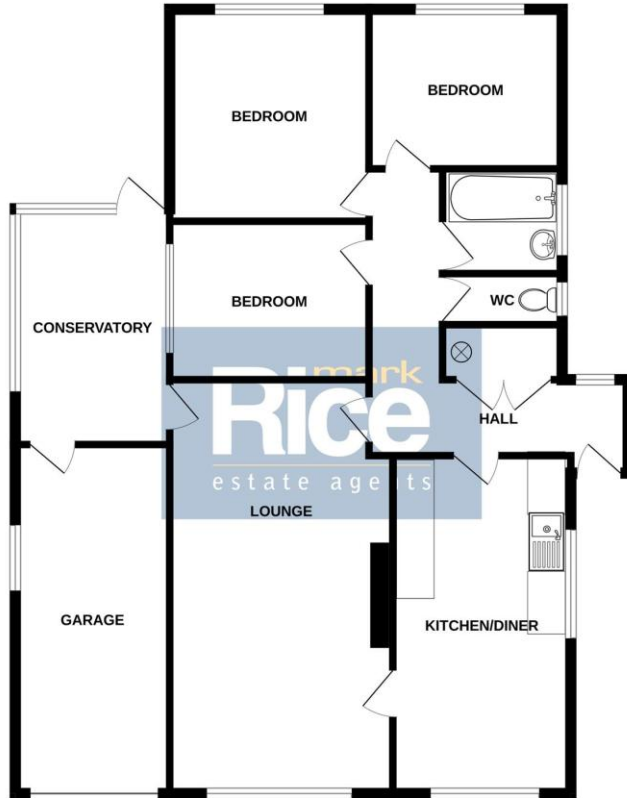
Outside:

A drive to the front of the property approaches the Garage and the remainder of the front garden is mostly laid to concrete for ease of maintenance with two borders. The **Rear Garden** is laid to lawn with borders and enjoys views over open farmland to the rear.

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

Council Tax Band B.

GROUND FLOOR
1109 sq.ft. (103.1 sq.m.) approx.



TOTAL FLOOR AREA - 1109 sq.ft. (103.1 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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Bedroom 2



Bedroom 3



Bathroom



Rear Garden



View To Rear

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 08/01/25

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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