

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



£215,000

A spacious Three Bedroom Detached Bungalow located in this well established and quiet residential area, and offered to the market with No Forward Chain. The property is in need of some cosmetic updating, however, benefits from Gas Central Heating, Double Glazing and solar panels to both sides of the roof space, which are owned. The full accommodation comprises Entrance Hall, 21'4 x 17'1 Lounge Diner, Kitchen, Three Bedrooms and Family Bathroom. Outside, a low maintenance rubberised drive provides Parking for several vehicles and leads to the Attached Single Garage, and the rear garden is South facing, fully enclosed and particularly private as is not overlooked.

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 over the Tesco traffic lights and continue over the Galley Hill Bridge into Lincoln Road, and proceed to the Holdingham roundabout, Take the third exit signposted to Lincoln and take the first turning on the right into Leasingham. Take the third turning on the left into Washdyke Lane and take the first tuning on the right into Wansbeck Road. Follow the road as it bears to the left and continue into Russell Road where the property is located on the right hand side as indicated by our 'For Sale' board.

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

Lounge Diner: 6.50m (21'4") x 3.68m (12'1")

Having feature electric fire with brick surround, two wall light points, coved ceiling and two radiators.

Kitchen: 3.68m (12'1") x 2.64m (8'8")

Having a range of matching wall and base units with worktop over, single drainer inset sink with mixer tap, single eye level inset electric oven, inset four ring electric hob with stainless steel cooker hood over, space and plumbing for washing machine, tiled splashbacks, pan drawers, tiled floor and radiator.

Bedroom 1: 3.51m (11'6") x 3.25m (10'8")

Having coved ceiling and radiator.

Bedroom 2: 3.51m (11'6") x 2.67m (8'9")

Having coved ceiling and radiator.

Bedroom 3/Dining Room: 3.51m (11'6") x 1.93m (6'4")

Having coved ceiling, radiator and French doors to the rear garden.

Bathroom:

Having close coupled w.c, pedestal hand washbasin with pillar taps, panelled bath with pillar taps and electric shower over, tiled splashbacks and radiator.

Outside:

A tandem drive provides **Ample Off Road Parking** and approaches the **Single Attached Garage 4.95m (16'3") x 2.59m (8'6")** having manual up and over door, light and power points, wall mounted gas central heating boiler and personal door to the lobby area. The remainder of the front garden is laid to lawn with decorative and well stocked borders and is partly enclosed. A wrought iron gate provides access to the **Rear Garden** which

**Lounge Diner****Kitchen****Bedroom 1****Bedroom 2****Bedroom 3**

has been landscaped and has a large patio area, large decking area, gravelled area and small artificial lawn, all enclosed by a combination of timber fencing and brick walling. A cold water tap is fitted to the front of the property.

Agent's Note:

The solar panels are owned and are included in the sale of the property.

Council Tax Band B.



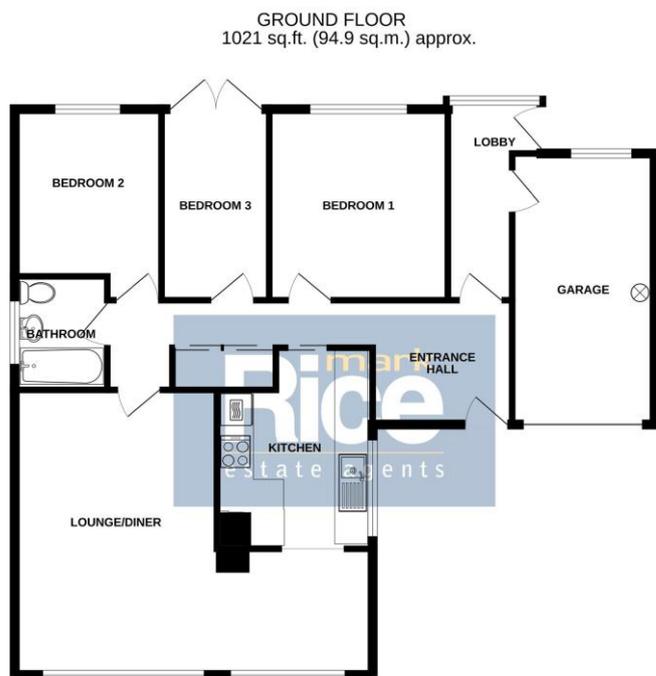
Bathroom



Rear Garden



Further Aspect



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			95
(81-91) B		85	
(69-80) C			
(55-68) D			
(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 03/04/2025

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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