

***KIRKDALE CLOSE,
LEASINGHAM, NG34 8NN***



£298,000

An Extended Four Bedroom Detached Bungalow located in a small cul-de-sac within this popular village and within walking distance of the village centre. The well presented property boasts good sized accommodation comprising Entrance Porch, Hall with Dining Area off, Lounge, 17'6 Dining Kitchen, Master Bedroom with Dressing Room and Large En-Suite, Family Bathroom and Three Further Bedrooms. Outside a rubberised drive provides Ample Parking and approaches the Car Port, whilst the fully enclosed rear garden is particularly low maintenance and private. The property benefits from Gas Central Heating, Double Glazing and Solar Panels and to appreciate the size of accommodation available, 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:

Travelling from Sleaford on the A15 towards Lincoln, turn right into Leasingham. After entering Moor Lane, follow the road as it bears to the left and then right and after the next left hand bend, continue straight ahead into Washdyke Lane. Take the third turning on the left into Bishops Road and Kirkdale Close is the first cul-de-sac on the right hand side and the property is located on the right.

A double glazed door provides access to the **Porch** with further door to the:

Open Plan Hall/Dining Room: 4.42m (14'6") x 1.88m (6'2") and 5.97m (19'7") x 2.18m (7'2")

Having radiator.

Lounge: 5.26m (17'3") x 3.45m (11'4")

Having log burner, radiator and two windows.

Dining Kitchen: 5.33m (17'6") x 2.46m (8'1")

Having wall and base units with worktop over, 1½ bowl single drainer inset sink with monobloc tap, plumbing for dishwasher, rear entrance door, radiator and tiled splashbacks.

Bathroom:

Having corner bath with mixer tap and electric shower unit over, low level w.c, pedestal hand washbasin, tiled floor, tiled splashbacks, towel radiator and shaver point with light.

Bedroom 1: 3.78m (12'5") x 3.53m (11'7")

Having double radiator, patio doors to rear garden and double doors providing access to the;

Dressing Room: 2.57m (8'5") x 1.35m (4'5")

Being open plan to the:

En-Suite:

Having low level w.c, vanity hand washbasin with mixer tap, built-in cupboards, separate shower with electric unit, chrome towel radiator, tiled floor, shaver point with light and tiled splashbacks.

Bedroom 2: 4.29m (14'1") x 2.36m (7'9")

Having radiator and single built-in wardrobe with bridging units over.

Bedroom 3/Study: 4.42m (14'6") x 2.29m (7'6")

Having double radiator and built-in cupboard with sliding door.

Bedroom 4: 3.63m (11'11") x 2.51m (8'3")

Having double radiator and large store cupboard.



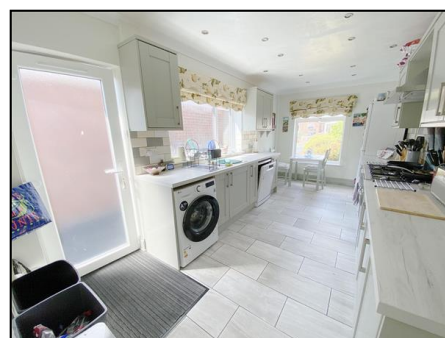
Hall/Dining Room



Lounge



Dining Kitchen



Further Aspect



Bathroom

Outside:

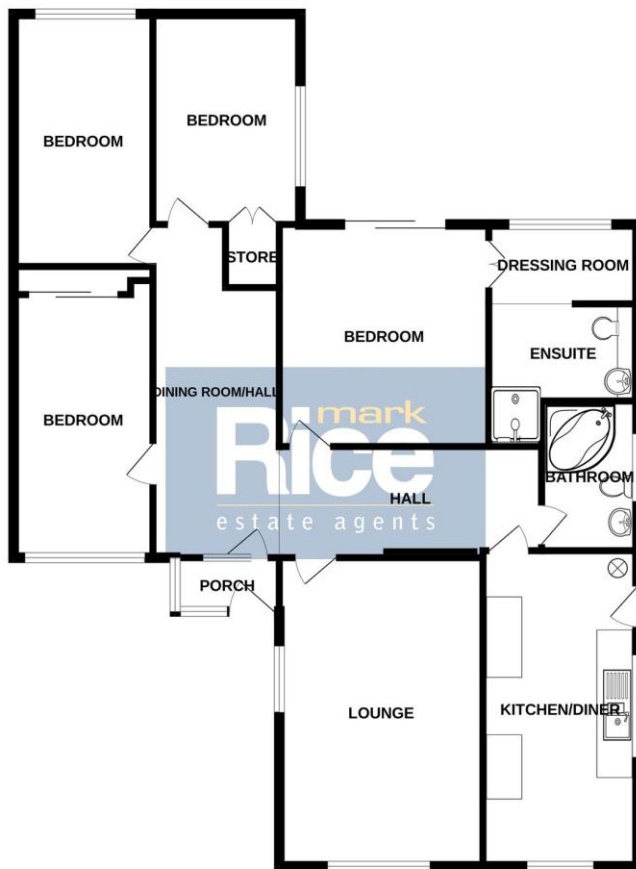
The front garden is mainly gravelled for ease of maintenance with a rubberised drive providing more than Ample Parking and approaching the Carport. A gate provides access to the side rubberised drive area where a cold water tap is fitted. The Rear Garden has a large patio adjacent to the property and low maintenance gravelled borders, and a shed is included.

Agents' Note:

The bungalow has solar panels which are leased and this may be relevant to purchasers seeking a mortgage.

Council Tax Band C

GROUND FLOOR
1193 sq.ft. (110.9 sq.m.) approx.



TOTAL FLOOR AREA: 1193 sq.ft. (110.9 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 1



En-Suite



Bedroom 2



Bedroom 3/Study



Bedroom 4



Rear Garden

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 17/06/2025

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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