

***WANSBECK ROAD,
LEASINGHAM, NG34 8LP***



£300,000

A spacious and extended Three/Four Bedroom Detached Bungalow situated on a corner plot with South facing gardens and located in a quiet and popular residential area. The property offers spacious accommodation and benefits from Gas Central Heating, Double Glazing and fully owned Solar Panels and comprises Entrance Porch, Entrance Hall, Study/Fourth Bedroom, Utility Room, Kitchen, 22'9" Lounge, Dining Room and Family Bathroom. The outside of the property provides off road parking whilst the rear gardens extend to the side of the property and are particularly private as are not overlooked. This is a spacious Detached Bungalow in a sought after location in the village of Leasingham, and 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 Tesco past the traffic lights, over Galley Hill Bridge into Lincoln Road. At the first roundabout take the 2nd exit and proceed to the next roundabout and follow signs for A15 Lincoln. Take the 1st right into Leasingham Village, then take the 2nd left onto Washdyke Lane. Turn right into Wansbeck Road and the property is indicated by our For Sale board.

A double glazed front entrance door provides access to the **Entrance Porch**, having a tiled floor and radiator.

A further double glazed door from the porch provides access into the Entrance Hall.

Entrance Hallway:

Having loft access with ladder, store cupboard, airing cupboard housing the combination Weissman boiler, smoke alarm and radiator.

Bedroom 4 /Study: 2.26m (7'5") x 4.60m (15'1")

Having four wall lights, coved ceiling and radiator.

Lounge: 6.93m (22'9") x 4.44m (14'7")

Having an inset feature wood burner with a brick surround, ceiling downlighters, three wall light points, coved ceiling, two radiators, air conditioning, sliding patio doors which give access to the rear garden and an arch providing access to the dining room.

Dining Room: 5.71m (18'9") x 2.67m (8'9")

Having ceiling downlighters, coved ceiling and two radiators.

Kitchen: 2.90m (9'6") x 2.67m (8'9")

Having a range of matching base and wall units with worktop over, one and a half bowl inset stainless steel sink and drainer with mixer tap, integrated eye level electric oven with integrated electric grill above, inset four ring induction hob with matching unit cover hood, space and plumbing for washing machine, space for under counter fridge, tiled splashbacks, ceiling downlighters and radiator.

Utility: 2.57m (8'5") x 1.70m (5'7")

Having wall and base units with work top over, space for fridge freezer, tiled splash backs, tiled floor, radiator and a side entrance door.

Bedroom 1: 3.28m (10'9") x 3.51m (11'6")

Having coved ceiling, fitted wardrobes and radiator.

**Study/Bedroom 4****Lounge****Further Aspect****Dining Room****Kitchen**

Bedroom 2: 2.69m (8'10") x 3.45m (11'4")

Having coved ceiling and radiator.

Bedroom 3: 2.13m (7'0") x 3.45m (11'4")

Having coved ceiling, radiator and a door providing access to the.

Sun Room: 3.40m (11'2") x 2.92m (9'7")

Having a tiled floor, ceiling downlighters, ceiling fan, radiator and a door giving access to the garden.

Bathroom:

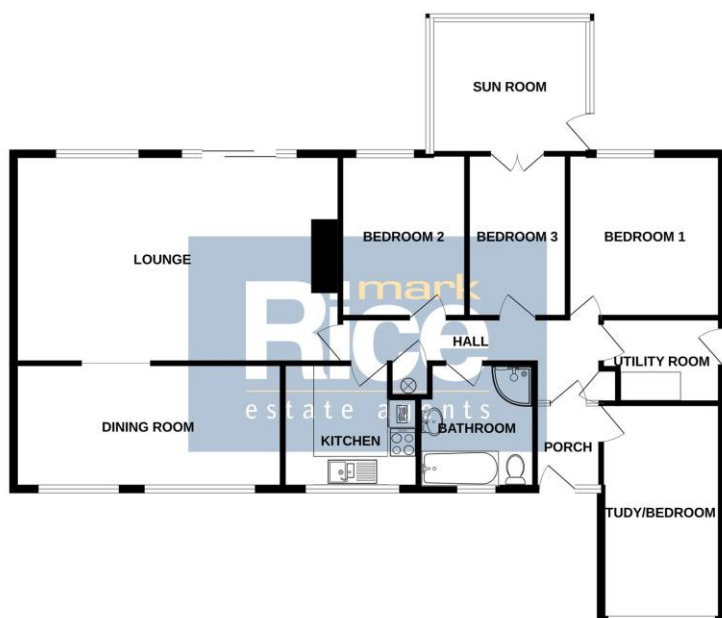
Having a close coupled WC, vanity hand wash basin with mixer tap, jacuzzi style panelled bath with mixer tap and main shower over, separate corner shower cubicle with mains fed shower, coved ceiling, ceiling downlighters, extractor fan and chrome towel radiator.

Outside:

A rubberised driveway provides off road parking for two vehicles whilst the front garden is laid to artificial grass with gravel borders for ease of maintenance. having a variety of shrubs and hedging and being partially enclosed by fencing, with a double 13 amp power point and cold water tap. A timber gate provides access to the side garden which is laid to patio for ease of maintenance and is enclosed by fencing and hedging. A further gate provides access to the Rear Garden with a number of hedges and shrubs, Two Timber Outbuildings, one of which has power and lighting, all enclosed by a combination of hedging and further fencing.

Council Tax Band: C

GROUND FLOOR
1325 sq.ft. (123.1 sq.m.) approx.



TOTAL FLOOR AREA: 1325 sq.ft. (123.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors 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, appliances 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



Bedroom 2



Bedroom 3



Conservatory



Bathroom



Front Garden



Rear Garden



Further Garden Aspect

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 30/06/2025

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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