

***DEAN CLOSE,
LEASINGHAM, NG34 8NW***



£240,000

An Immaculate Two Bedroom Detached Bungalow located within this popular village providing ease of access to both Sleaford and Lincoln. The property has been well maintained by the current vendor and benefits from Gas Central Heating. The accommodation comprises Entrance Hall with storage cupboard, Lounge with wood burning stove, Kitchen, Two Double Bedrooms and Shower Room. Outside there is ample parking to the front and the rear gardens are Fully Enclosed and Particularly Private. Early Viewing of this superb property is highly recommended to fully appreciate what is on offer.

Directions

Travelling from Sleaford towards Lincoln on the A15, take the second turning on the right signposted Leasingham into Lincoln Road and left again. Follow the road as it bears to the right into The Link and right again into The Lea. Continue straight ahead into Bishops Road and take the first turning on the left into Dean Close. Continue to the head of the cul-de-sac where the property is located on the left-hand side.

Part glazed double glazed Anthracite door provides access to the **Entrance Hall** having coved ceiling, airing cupboard housing the central heating boiler, feature tall radiator, smoke alarm and loft access.

Lounge: 3.51m (11'6") x 4.37m (14'4")

Having multi-fuel burner, coved ceiling and radiator.

Kitchen:

Having a range of matching wall and base units with work top over, single stainless-steel drainer sink with monobloc tap, space for range cooker, extractor hood, space and plumbing for washing machine and dishwasher, tiled splashbacks, coved ceiling, feature tall radiator, side entrance door and French doors to the front garden.

Bedroom 1: 3.51m (11'6") x 3.45m (11'4")

Having coved ceiling and radiator.

Bedroom 2: 2.59m (8'6") x 3.28m (10'9")

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

Shower Room:

Being 3/4 tiled and having low level WC, floating hand washbasin with monobloc tap, double walk-in shower cubicle with mains fed shower and Victorian style radiator.

Outside:

A driveway provides off road parking for a good number of vehicles and approaches the **Single Detached Garage 2.49m (8'2") x 6.12m (20'1")** having up and over door, power points and lighting. The remainder of the front is laid mostly to lawn with a variety of mature hedging and is enclosed by hedging and timber fencing. A gate provides access to the rear garden which has a lawn area, new patio areas, decked area with outside power points and a cold water tap, all fully enclosed by timber fencing. There is also a Shed with power and lighting.



Lounge



Kitchen



Further Kitchen

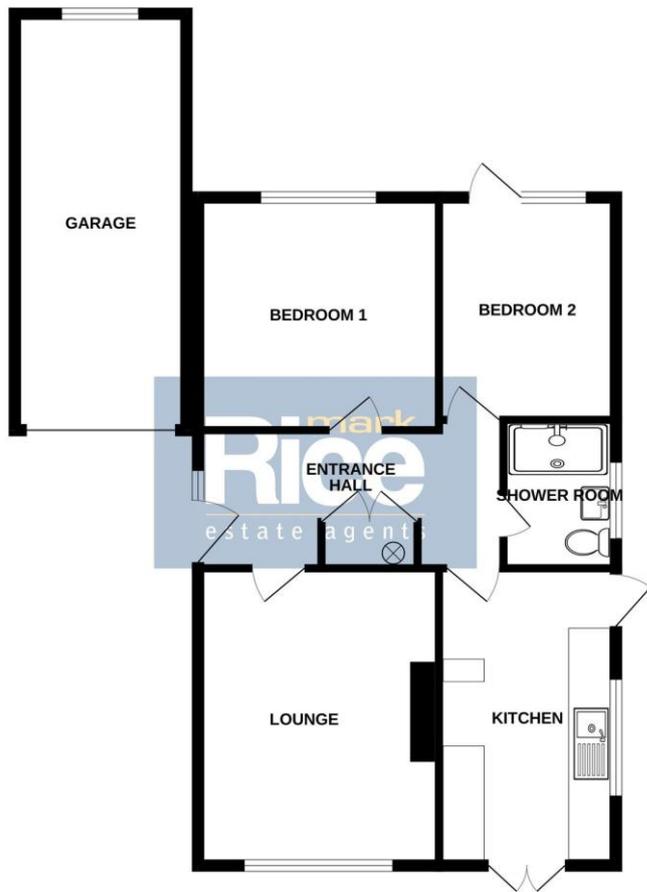


Bedroom 1



Bedroom 2

GROUND FLOOR
803 sq.ft. (74.6 sq.m.) approx.



TOTAL FLOOR AREA : 803 sq.ft. (74.6 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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Shower Room



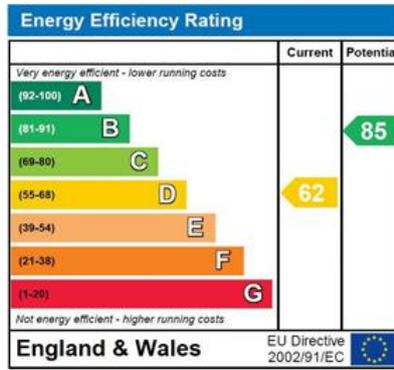
Front Aspect



Rear Garden



Further 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 03/03/2026