

***THE MALTINGS,
LEASINGHAM, NG34 8GQ***



£325,000

A rare opportunity to purchase an ex Chanception built bungalow located at the head of this cul-de-sac and having more than Ample Parking, a Good Size Garage and Private South Facing Rear Garden. The bungalow is offered to the market with No Forward Chain and is located within walking distance of the centre of the village. The property is Double Glazed and benefits from Gas Central Heating and the full accommodation comprises Entrance Hall, Good Size Lounge, Dining Kitchen with Dining Room off, Conservatory, Three Bedrooms with En-Suite to the master bedroom, and Family Bathroom. The loft has been fitted out as a loft room/hobby room with power and lighting and has a ladder. A drive to the side of the property provides Parking for a number of vehicles or caravan parking and the enclosed rear garden forms a particularly private retreat. Early viewing of this property is highly recommended.

Directions:

Travelling from Sleaford on the A15 towards Lincoln, turn right towards the village and enter Moor Lane. Follow this road as it bears to the left and at the next junction continue straight ahead into Washdyke Lane. Follow this road as it enters Lincoln Road and after the pub, turn right into Chapel Lane. Continue straight ahead into The Lea and turn left into The Maltings where the property is located at the head of the cu-de-sac on the left hand side.

An entrance door provides access to the Hall having two radiators, loft access, airing cupboard and store cupboard.

Lounge: 5.41m (17'9") x 1.73m (5'8") extending to 3.96m (13'0")
Having bay window, two radiators, two wall light points and living flame effect gas fire with surround.

Dining Kitchen: 5.00m (16'5") x 2.82m (9'3")
Having a range of wall and base units with worktop over, wall mounted boiler, 1½ bowl single drainer inset sink with monobloc tap, built-in double oven, gas hob, dishwasher, cooker hood, tiled splashbacks and space for appliances. An arch provides access to the:

Dining Room: 3.17m (10'5") x 2.67m (8'9")
Having radiator and French doors to the garden.

A double glazed door from the Kitchen provides access to the:

Conservatory: 4.50m (14'9") x 2.97m (9'9")
Having two wall light points, double radiator and two French doors.

Bedroom 1: 3.86m (12'8") x 2.92m (9'7")
Having radiator and built-in wardrobe with bi-fold doors.

En-Suite:
Having separate shower with electric unit, pedestal hand washbasin, low level w.c, radiator and tiled splashbacks.

Bedroom 2: 2.95m (9'8") x 2.54m (8'4")
Having radiator, two single built-in wardrobes with bridging units over recess for bed.

Bedroom 3: 2.95m (9'8") x 2.54m (8'4")
Having radiator.

Bathroom:
Having 'P' shaped shower bath with electric shower unit, pedestal hand washbasin, low level w.c, radiator and tiled splashbacks.

Loft Room:
Having ladder and power and lighting.

Outside:
The garden to the front of the property is laid mostly to lawn and a good sized drive to the side approaches the **Detached Garage 5.71m (18'9") x 3.05m (10'0")** having up and over door, light and power points, loft storage



Lounge



Dining Kitchen



Dining Room



Conservatory

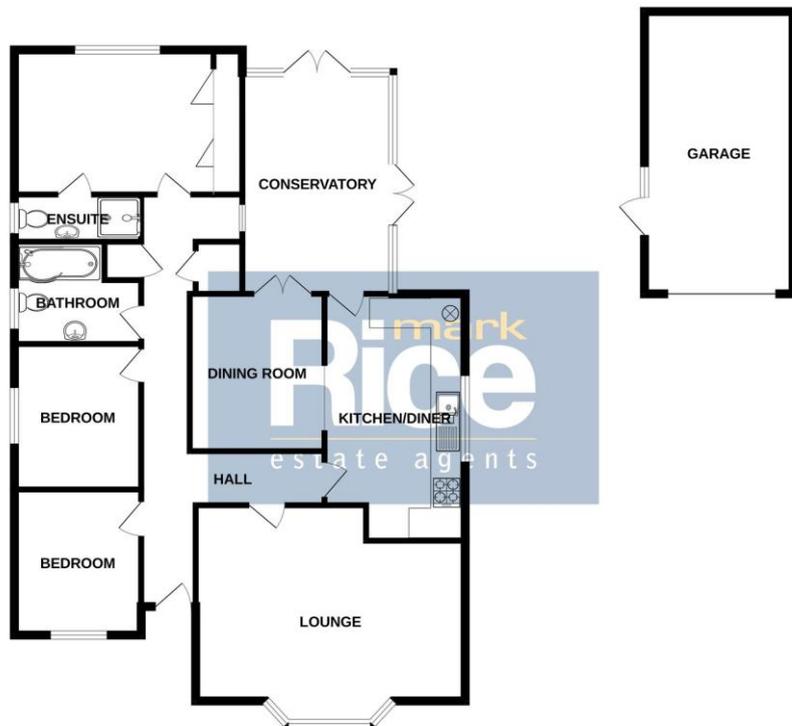


Bedroom 1

and a side door to the rear garden. A cold water tap is fitted to this area. The **South Facing Rear Garden** is fully enclosed and particularly private and sheltered, and has a patio area, lawn, borders, low maintenance gravelled areas and a **Shed** with power is included.

Council Tax Band C

GROUND FLOOR
1324 sq.ft. (123.0 sq.m.) approx.



TOTAL FLOOR AREA: 1324 sq.ft. (123.0 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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En-Suite



Bedroom 2



Bedroom 3



Bathroom



Loft Room



Rear Garden



Further Aspect



Further Aspect



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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 17/03/2026

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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