

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



***New Price £367,500***

*Only from early viewing can you fully appreciate this impressive and immaculate Four Bedroom Detached House located in much larger than average corner plot gardens and being within walking distance of the village centre. The property has been substantially upgraded by the current owners including Double Glazed windows and doors with low energy glass and high security locks, uPVC Soffits, Fascias, Gutters and Downpipes, Solar Panels working off UV lighting providing an income. A rubberised drive provides Ample Parking and approaches the Detached Double Garage. The property further benefits from Gas Central Heating with a log burning stove in the lounge and the full accommodation comprises Entrance Lobby, Reception Hall, Study, Ground Floor Cloakroom, Lounge, 18' Kitchen Diner with island, Utility Room Four Good Sized Bedrooms, two with built-in wardrobes, and Bathroom. The Gardens are particularly private and sheltered and have a number of seating areas to accommodate the sun or shade and a further side garden provides an opportunity to extend if required (subject to planning).*

**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 offices head North and proceed over Galley Hill Bridge into Lincoln Road. At the Holdingham roundabout continue straight ahead on to the A15 towards Lincoln. Turn right into Moor Lane and follow the road as it bears to the left and right and after the next left hand bend, turn left into Washdyke Lane. Take the second turning on the right into Russell Road and the property is located on the right hand side.

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A double glazed door with matching side screen provides access to the **Entrance Lobby** which also provides access to the:

**Study: 2.82m (9'3") x 1.50m (4'11") narrowing to 1.30m (4'3")**

Having radiator and loft access. Double opening doors provide access to the Reception Hall.



**Reception Hall: 4.44m (14'7") x 1.80m (5'11")**

Having double radiator and under stairs storage cupboard.



**Lounge: 5.38m (17'8") x 4.09m (13'5")**

Having wood burning stove, double and single radiators, three windows and coved ceiling.



**Kitchen Diner: 5.49m (18'0") x 3.45m (11'4")**

Having an extensive range of wall and base units, central island unit with integral cutlery drawer, built-in oven, inset induction hob, inset sink with monobloc tap, plumbing for dishwasher, French doors to the rear garden, larder unit, under cupboard lighting, two radiators and coved ceiling. A double glazed door provides access to the Utility Room.



**Utility Room: 3.05m (10'0") x 1.32m (4'4")**

Having stable style double glazed door to the rear, worktop, wall units and boiler.

**Ground Floor Shower Room:**

Having separate mains fed shower, low level w.c, bowl sink, radiator and tiled splashbacks.



Stairs from the hall provide access to the **First Floor Landing** having airing cupboard.

**Bedroom 1: 3.81m (12'6") x 3.10m (10'2")**

Having built-in wardrobe cupboard with sliding doors and radiator.



**Bedroom 2: 3.38m (11'1") x 3.17m (10'5")**

Having radiator.





**Bedroom 3: 3.40m (11'2") x 2.01m (6'7")**

*Having built-in double wardrobe with sliding doors and radiator.*



**Bedroom 4: 2.64m (8'8") x 2.18m (7'2")**

*Having radiator.*



**Bathroom:**

*Being fully tiled and having low level w.c, pedestal hand washbasin with mixer tap, bath with mixer tap and shower attachment and radiator.*



**Outside:**

*A drive provides **Parking** for a number of vehicles and approaches the **Attached Double Garage 6.15m (20'2") x 5.71m (18'9")** having twin up and over doors, light and power points and loft storage. To the side of the garage is a log store and borders and the main garden is to the rear and side of the property with various areas of interest including lawn, well stocked borders, various trees, a productive vegetable area, **Green House and Shed**. Adjacent to the house is a West facing patio area. The gardens need to be viewed for full appreciation.*



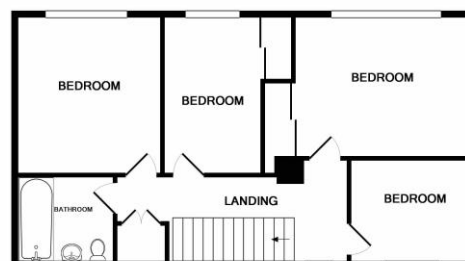
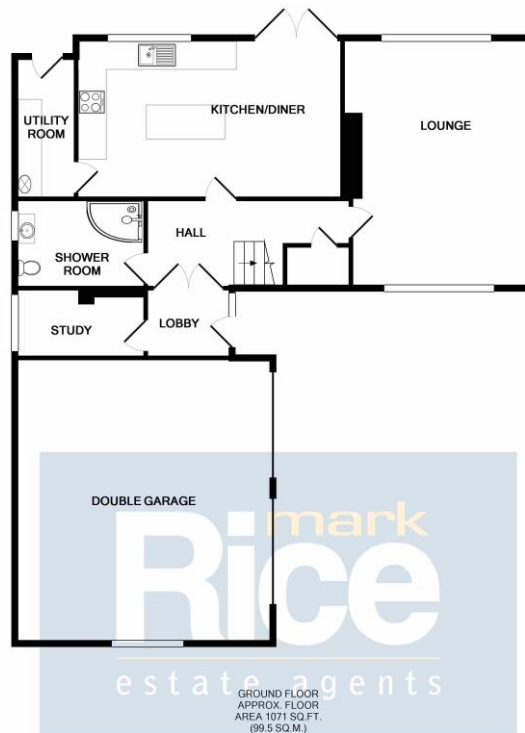


**Side Garden**

**Agent's Note:**

The vendors inform us that full fibre is installed within the property and there are 16 solar panels which are owned by the vendors. These work off UV light so there are no requirements for direct sunlight. This system provides free hot water and free electricity during daylight hours and has a government subsidised feed-in tariff (FIT) with 13 years remaining which is transferable to the new owner. This is currently paid quarterly at approximately £175.00, totalling £700 per annum.

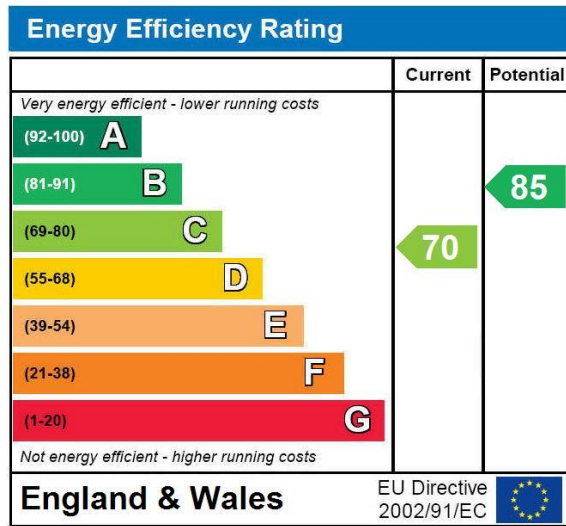
**Council Tax Band C**



TOTAL APPROX. FLOOR AREA 1638 SQ.FT. (152.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**Agents 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 29/03/23

**Viewing Strictly by Appointment With Mark Rice Estate Agents  
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