

***MAPLE CLOSE,
LEASINGHAM, NG34 8JE***



£220,000

Tucked away within this quiet cul-de-sac and with the advantage of No Onward Chain, a spacious and well presented Three Bedroom Detached House with Ample Off Road Parking, Fully Enclosed and South West Facing Rear Garden, and a Fully Converted Garage to offer further living space. The property benefits from Gas Central Heating and Double Glazing and has full accommodation comprising Entrance Porch, 20'2 Lounge, 15'9 Dining Room/Reception Room, Conservatory, Kitchen, Three Bedrooms, Family Bathroom and Separate W.C. The Rear Garden is a particular feature of this home, having a large patio area perfect for entertaining and viewing of this property is recommended to appreciate the spacious accommodation available and its peaceful setting.

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 to the Holdingham roundabout. Take the third exit signed A15 towards Lincoln and take the first turning on the right into Leasingham. Follow the road as it bears to the left and right and take the third turning on the left into Washdyke Lane. Take the first right into Wansbeck Road, turn right into Heath Lane and turn left into Maple Close where the property is located on the left hand side as indicated by our 'For Sale' board.

A double glazed entrance door provides access to the Entrance Porch having radiator and further door to the:

Lounge: 6.15m (20'2") x 3.76m (12'4") max

Having feature electric fire with surround, coved ceiling, smoke alarm, dado rail, radiator, sliding patio doors to the Conservatory and an arch to the:

Dining Room: 4.80m (15'9") x 2.49m (8'2")

Having coved ceiling and radiator.

Conservatory: 3.86m (12'8") x 2.84m (9'4")

Replaced in July 2022 and still covered by a guarantee, and having a radiator and door to rear garden.

Kitchen: 3.56m (11'8") x 2.21m (7'3")

Having a range of matching wall and base units with worktop over, single drainer inset composite sink with mixer tap, space for electric cooker, space and plumbing for washing machine, integrated fridge and freezer, tiled splashbacks, concealed wall mounted gas central heating boiler, radiator and door to garden.

Stairs from the lounge provide access to the **First Floor Landing** having loft access, airing cupboard and coved ceiling.

Bedroom 1: 4.04m (13'3") x 3.15m (10'4") max

Having built-in double wardrobe, coved ceiling and radiator.

Bedroom 2: 4.01m (13'2") x 2.59m (8'6")

Having double built-in wardrobe with sliding doors, coved ceiling and radiator.

Bedroom 3: 2.49m (8'2") x 2.18m (7'2") max

Having coved ceiling and radiator.

W.C.

Having close coupled w.c, corner floating hand washbasin with pillar taps, coved ceiling and radiator.

**Lounge****Further Aspect****Conservatory****Kitchen****Bedroom 1**

Bathroom:

Being fully tiled and having pedestal hand washbasin with pillar taps, panelled bath with mixer tap and mains fed shower attachment over, shower screen, coved ceiling and radiator.

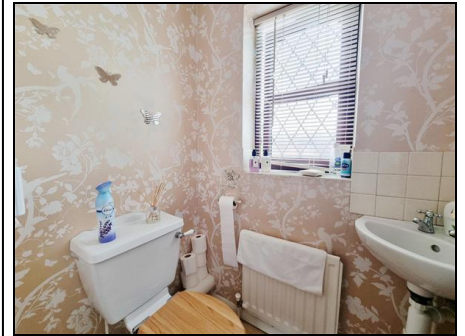
Rear Garden:

There is an extensive gravelled drive to the front to provide Off Road Parking for a number of vehicles, with decorative borders housing a variety of mature hedges. A timber gate provides access to the South West Facing Rear Garden with a large patio area with brick built barbecue, large timber shed, dwarf brick wall with planted areas and lawn with well stocked borders, and this is all enclosed by timber fencing. A cold water tap is fitted.

Council Tax Band B.



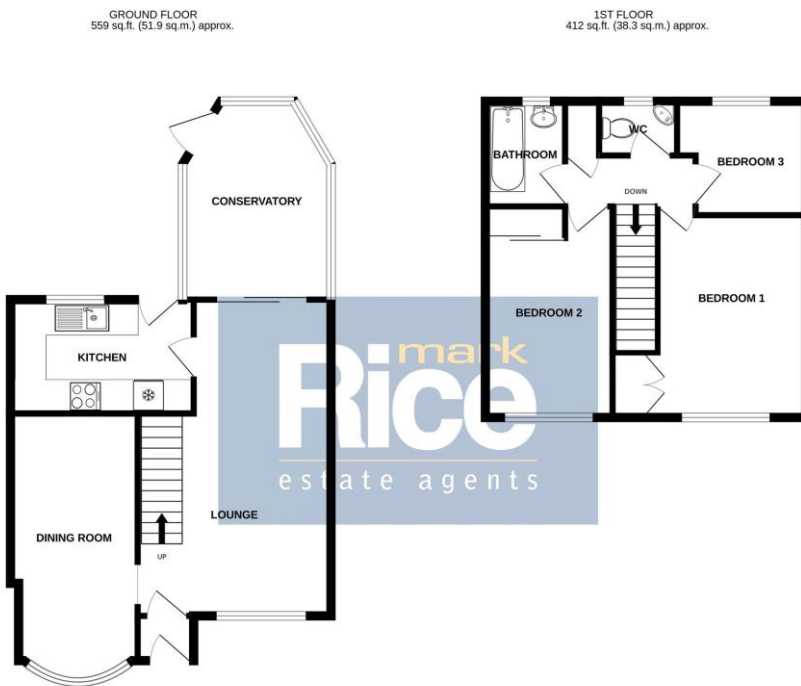
Bedroom 2



Separate W.C



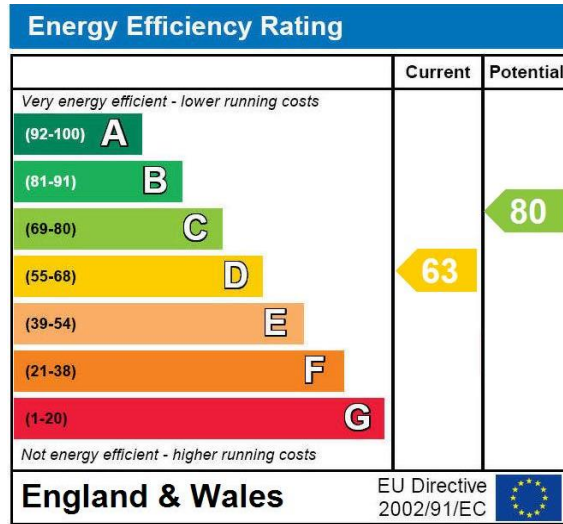
Bathroom



TOTAL FLOOR AREA: 971 sq.ft. (90.2 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 is given as to their operability or efficiency can be given.
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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 12/06/24

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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