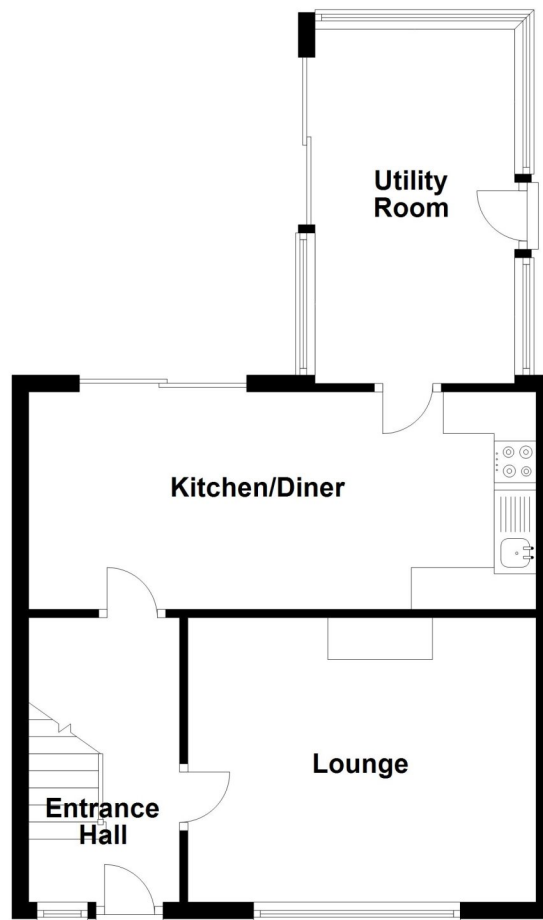


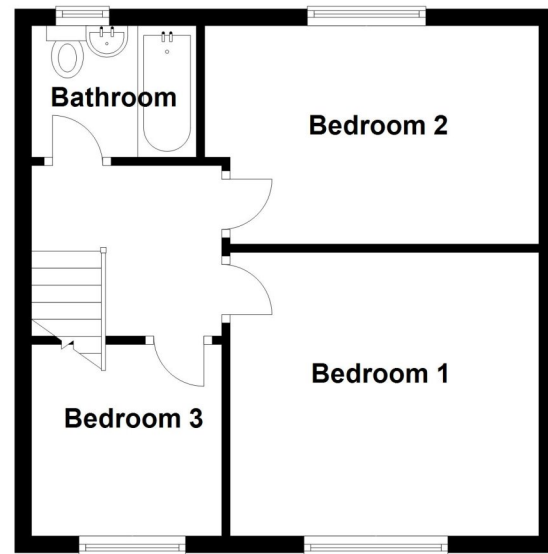
EPC TO FOLLOW



Ground Floor



First Floor



## 18 Roxholme Road, Leasingham, Lincolnshire, NG34 8LF

£169,950 Freehold

Situated in the heart of the popular village of Leasingham, this Three Bedroom terraced home offers well-proportioned accommodation and a large rear garden.

MODERN TERRACED HOUSE | NEWLY FITTED UPVC WINDOWS | COMPOSITE FRONT DOOR | VILLAGE CENTRE POSITION | THREE WELL PROPORTIONED BEDROOMS | SPACIOUS ACCOMMODATION | OAK VENEER INTERNAL DOORS | KITCHEN/DINER | UTILITY ROOM | LARGE REAR GARDENS | GAS CENTRAL HEATING



**Kitchen/Diner** - 19'11" x 8'7" (6.07m x 2.62m) With patio door to rear aspect leading to garden, half glazed hardwood door to rear aspect leading to the utilit. Benefitting from a range of base and eye level units with bevel edged work surface over, stainless steel sink, gas cooker point, space for washing machine and fridge/freezer and wall mounted gas fired boiler.

**Utility Room** - 13' x 7'10" (3.96m x 2.4m) Being of brick and timber construction with patio doors to side aspect, hardwood stable door to side aspect, a pitched poly carbonate roof and fitted storage cupboards.

**Bedroom One** - 13' x 11' (3.96m x 3.35m) With UPVC window to front aspect, built in wardrobe, power points and radiator.



**Bedroom Two** - 14' x 8'7" (4.27m x 2.62m) UPVC window to rear aspect, built in wardrobe, radiator, power points and coving to ceiling.

**Bedroom Three** - 8' x 8' (2.44m x 2.44m) UPVC window to front aspect, power points and radiator.

**Outside** - To the front of the property the garden is laid to low maintenance gravel with established inset shrubs. The rear garden is laid to low maintenance paving and artificial grass with a large decking area to the rear with power points. There is also a side gate providing access to the front of the property.

**DESCRIPTION**

The vendor has made numerous improvements to the property recently with the addition of newly fitted UPVC windows and newly fitted oak veneer internal doors.

The accommodation comprises of Entrance Hall, Lounge, Kitchen/Diner, Utility Room, Three Bedrooms and a Family Bathroom.

Leasingham really is a fantastic village to buy in, being extremely sought after with plenty of dog walking routes, a village pub, garden centre and its close proximity to Sleaford.

A viewing is highly advised.

**ACCOMMODATION**

**Entrance Hall** - Approached via a composite entrance door with glazed full height side window to the entrance hall radiator, coving to ceiling.

**Lounge** - 13'8" x 11'4" (4.17m x 3.45m) UPVC window to front aspect, power points, television point, radiator.



**LOCAL AUTHORITY**

North Kesteven District Council

**TENURE**

Freehold

**COUNCIL TAX BAND**

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