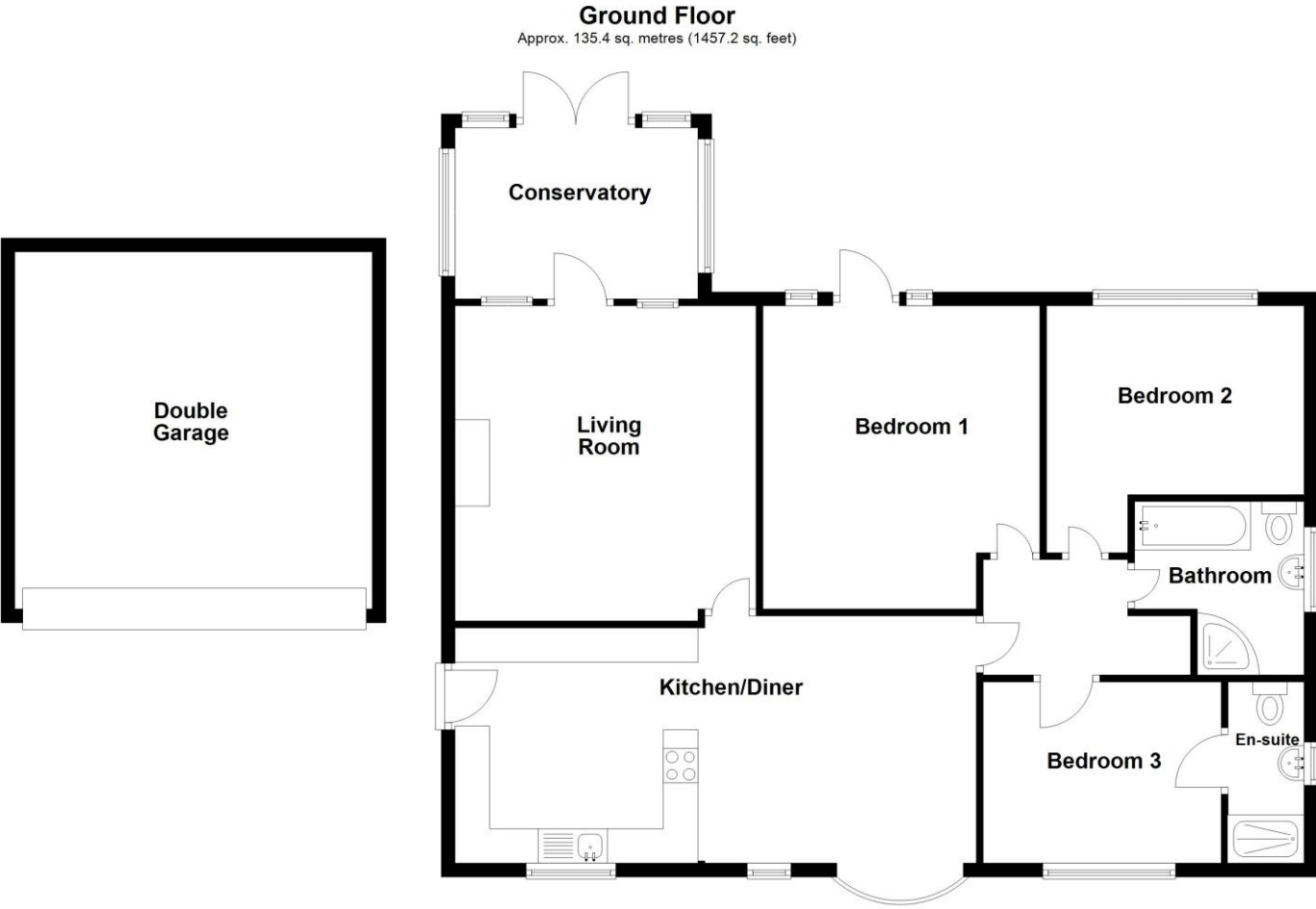


EPC TO FOLLOW



Total area: approx. 135.4 sq. metres (1457.2 sq. feet)



## 20 St. Johns Close, Leasingham, Lincolnshire, NG34 8LU

£399,950 Freehold

Winkworth are delighted to offer for sale this stunning and immaculately presented Three bedroom detached Bungalow, positioned in a quiet cul-de-sac location in the popular village of Leasingham.

The internal accommodation comprises of Lounge, Kitchen/Diner, Conservatory, Three Double Bedrooms, En-Suite to Master, Family Bathroom, and a Detached Double Garage.

THREE BEDROOM DETACHED BUNGALOW | LARGE BLOCK PAVED DRIVEWAY | AMPLE PARKING | DETACHED DOUBLE GARAGE | BEAUTIFULLY LANDSCAPED GARDEN | NON OVERLOOKED | SOLAR PANELS | WELL PRESENTED THROUGHOUT | ENSUITE TO MASTER | CONSERVATORY WITH GLASS ROOF | MODERN DECOR AND FLOORING | OPEN PLAN KITCHEN/DINER





#### DESCRIPTION

The property has been recently redecorated throughout and also benefits from stylish and modern flooring. The kitchen has been opened up into the dining room to create a lovely open plan Kitchen/Diner which is complete with ample worktop space, a range of base and eye level units with numerous integrated appliances, an island in the centre, and a complementing tiled flooring.

There is a separate lounge with beautiful wooden flooring, a gas fire and access into the conservatory which boasts a glass roof, tiled flooring, heating and power. This Bungalow used to be a four bedroom property, but the current owners rearranged the layout to create a larger third bedroom with an ensuite shower room. There is also a spacious four piece suite family bathroom to serve the other two bedrooms. This bathroom comprises of a corner panel bath, Low-level WC, corner shower cubicle, hand wash basin and a chrome heater towel rail.

Outside, to the front and side of the property is a large block driveway providing parking for up to 5 vehicles. There is also a small area with artificial grass with numerous bushes and hedging to the front providing an extra degree of privacy. The front of the property is South facing and the current owners have had 16 solar panels added to the roof which are owned outright, and keep this lovely home extremely efficient and with minimal energy bills.



The rear garden is of particular note being beautifully landscaped and shaped, and principally laid to lawn, non-overlooked, and a large range of mature plants, flowers, and shrubs. There is also a summer house and shed, outside light, outside tap and side gate providing access to the front.

#### ACCOMMODATION

**Kitchen/Diner** - 24'7" x 22'10" (7.5m x 6.96m)

**Living Room** - 14'4" x 14'2" (4.37m x 4.32m)

**Conservatory** - 11'9" x 8'1" (3.58m x 2.46m)

**Bedroom 1** - 14'4" x 12'2" (4.37m x 3.7m)

**En-Suite Shower Room**

**Bedroom 2** - 12' x 10' (3.66m x 3.05m)

**Bedroom 3** - 16'3" x 10' (4.95m x 3.05m)

**Family Bathroom**

**Double Garage** - 17'1" x 16'9" (5.2m x 5.1m)

#### LOCAL AUTHORITY

North Kesteven District Council

#### TENURE

Freehold

#### COUNCIL TAX BAND

C