

Greystones Cottage, High Street, Leadenham, Lincoln

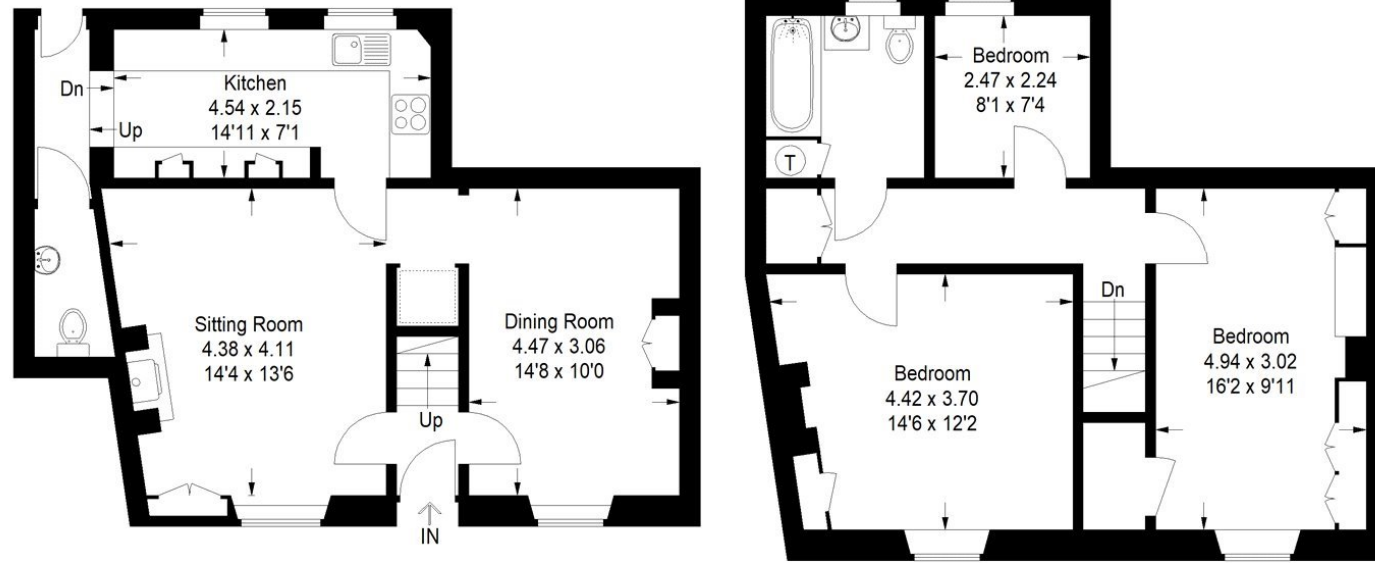
This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Greystone Cottage

Approximate Gross Internal Area
106.5 sq m / 1146 sq ft

= Reduced headroom below 1.5 m / 5'0"



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Greystones Cottage, 24 High Street, Leadenham, Lincoln, Lincolnshire, LN5 0PN

£249,950 Freehold

Substantially REDUCED For Quick Sale Benefitting from no onward chain is this deceptively spacious and stunning double fronted stone cottage, nestled in the heart of the popular cliff village of Leadenham. The property oozes character throughout with many original quaint features and exposed stone walls. The accommodation comprises of Entrance Hall, Lounge, Dining Room, Stylish Shaker Kitchen with solid wood worktops, Downstairs W/C, Three Well Proportioned Bedrooms and a Family Bathroom. To the front of the property there is on street parking. The rear garden is of particular note, being set back from the property slightly, accessed via a walkway leading from the back of the property into a large lawned garden which is enclosed by hedging and a lovely stone wall to all aspects. There are numerous established plants, trees and shrubs and a summer house. Leadenham as a village is conveniently positioned with easy access to Lincoln, Grantham, Newark and Sleaford.

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See things differently.

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Stunning Stone Cottage | Extremely Popular Cliff Village Location | Three Bedrooms | Upstairs Family Bathroom | Country Style Kitchen | Secret Large Rear Garden | On Street Parking | No Onward Chain



See things differently.

ACCOMMODATION

Entrance Hall

Lounge - 14'4" x 13'6" (4.37m x 4.11m)

Dining Room - 14'8" x 10' (4.47m x 3.05m)

Kitchen - 14'11" x 7'1" (4.55m x 2.16m)

Downstairs W/C

Bedroom One - 14'6" x 12'2" (4.42m x 3.7m)

Bedroom Two - 16'2" x 9'11" (4.93m x 3.02m)

Bedroom Three - 8'1" x 7'4" (2.46m x 2.24m)

Family Bathroom

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

