



**44 DEAN CLOSE, LEASINGHAM, LINCOLNSHIRE, NG34 8NW**  
**£199,950 FREEHOLD**

### **SUMMARY:**

Winkworth are delighted to offer for sale this well-established Two Bedroom Detached Bungalow positioned in an enviable position, tucked away in the bottom of a cul-de-sac.

The property boasts a large driveway offering ample off street parking leading to a garage. The rear garden is laid to low maintenance gravel and paving, fully enclosed to all aspects and non-overlooked.

There is a lovely Conservatory positioned off the Dining Room/Bedroom Two, a modern fitted Kitchen and a Westerly facing rear garden.

The accommodation comprises of Entrance Hall, Lounge, Kitchen, Two Double Bedrooms, with one of those Bedrooms used as a Dining Room, Conservatory and a Family Bathroom.

A viewing is highly advised to appreciate the position of this superb Bungalow.

### **AT A GLANCE**

- TWO BEDROOM DETACHED BUNGALOW
- AMPLE PARKING
- GARAGE
- LOW MAINTENANCE REAR GARDEN
- POPULAR VILLAGE LOCATION
- TUCKED AWAY IN CUL-DE-SAC POSITION
- WELL PRESENTED THROUGHOUT
- CONSERVATORY
- LARGE DRIVEWAY





## ACCOMMODATION

### Entrance Hall

**Lounge** - 13'8" x 11'5" (4.17m x 3.48m)

**Kitchen** - 13'8" x 9'2" (4.17m x 2.8m)

**Conservatory** - 9'2" x 9'2" (2.8m x 2.8m)

**Bedroom 1** - 12'1" x 11'3" (3.68m x 3.43m)

**Bedroom 2/ Dining Room** - 10'7" x 8'6" (3.23m x 2.6m)

### Family Bathroom

**Garage** - 18'6" x 8'2" (5.64m x 2.5m)

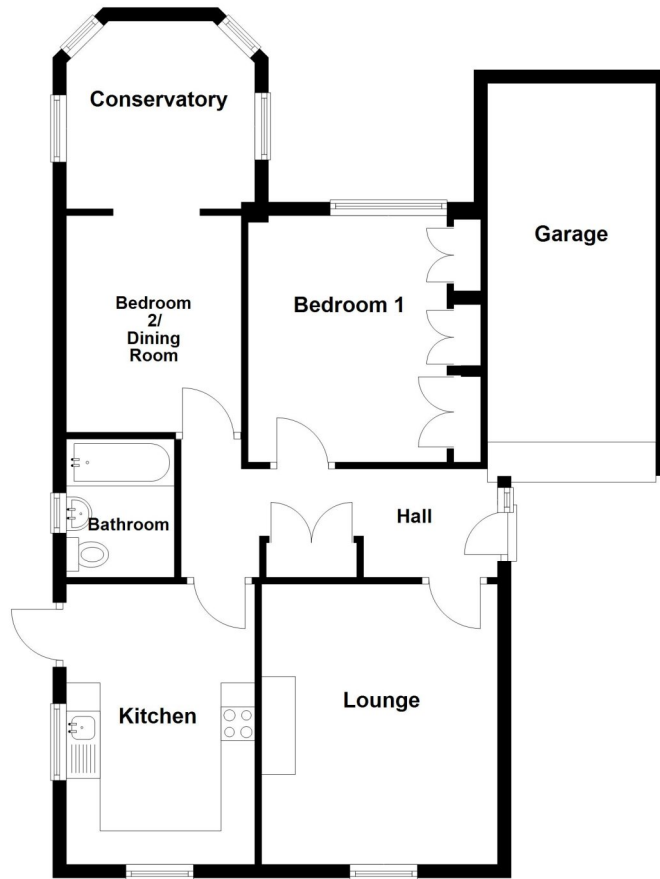






## Ground Floor

Approx. 82.9 sq. metres (892.2 sq. feet)



Total area: approx. 82.9 sq. metres (892.2 sq. feet)

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.

**Tenure: Freehold**

**Council Tax Band: B**

Sleaford | 01529 303 377 | [sleaford@winkworth.co.uk](mailto:sleaford@winkworth.co.uk)

**Winkworth**

for every step...

[winkworth.co.uk](http://winkworth.co.uk)

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.