



4 CAPTAINS HILL, LEASINGHAM, SLEAFORD, NG34 8JP
£119,950 FREEHOLD

This charming Two Bedroom Cottage is situated in the centre of the extremely popular and idyllic village of Leasingham. To the ground floor, there is an initial Entrance Porch leading into the Lounge, proceeding through to the Kitchen with stairs up to the First Floor, and a Family Bathroom.

To the First Floor, there are Two Double Bedrooms, with the Master Bedroom having views onto the Church.

Outside, there is a courtyard garden with a gravelled seating area, garden shed, fencing to all aspects and a rear gate.

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ACCOMMODATION

Entrance Porch - 4' x 3' 8" (1.22m x 1.12m)

Lounge - 12' x 11' 7" (3.66m x 3.53m)

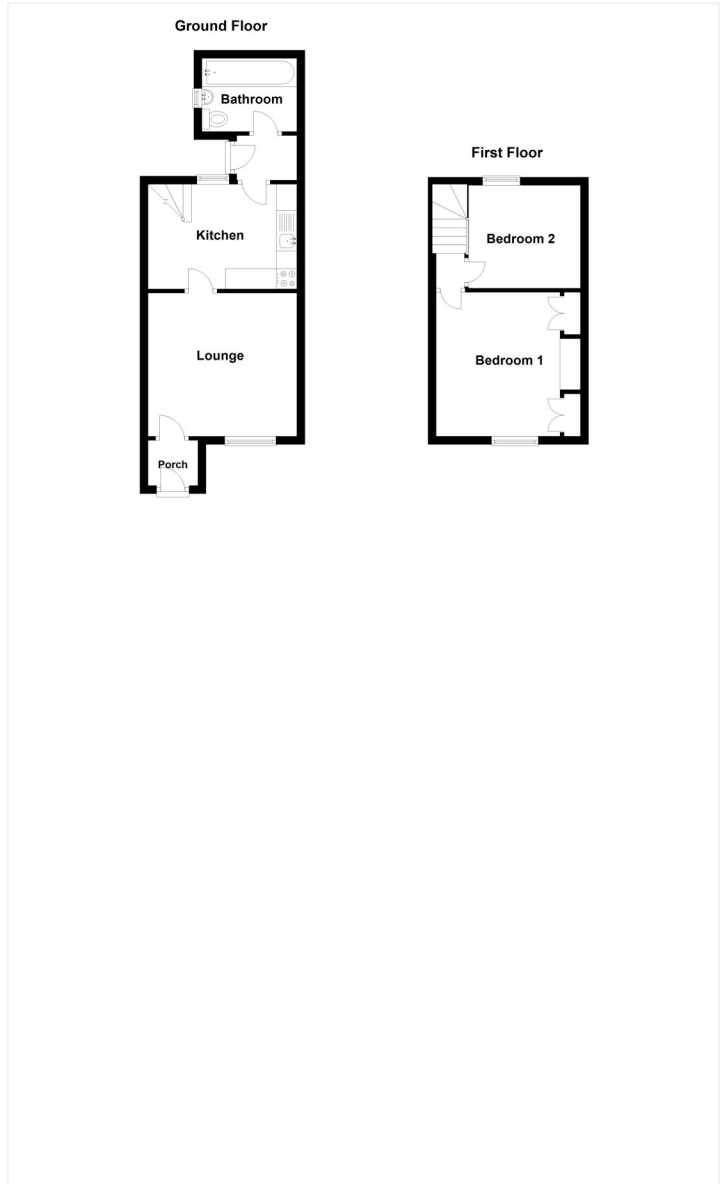
Kitchen - 12' x 8' 5" (3.66m x 2.57m)

Family Bathroom - 7' 8" x 5' 11" (2.34m x 1.8m)

Bedroom One - 11' 8" x 11' 7" (3.56m x 3.53m)

Bedroom Two - 9' x 8' 4" (2.74m x 2.54m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



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.

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