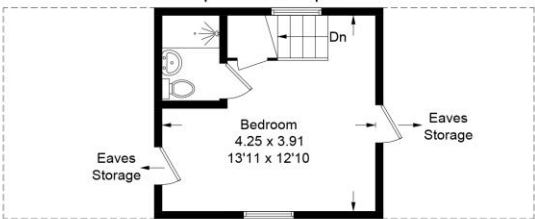
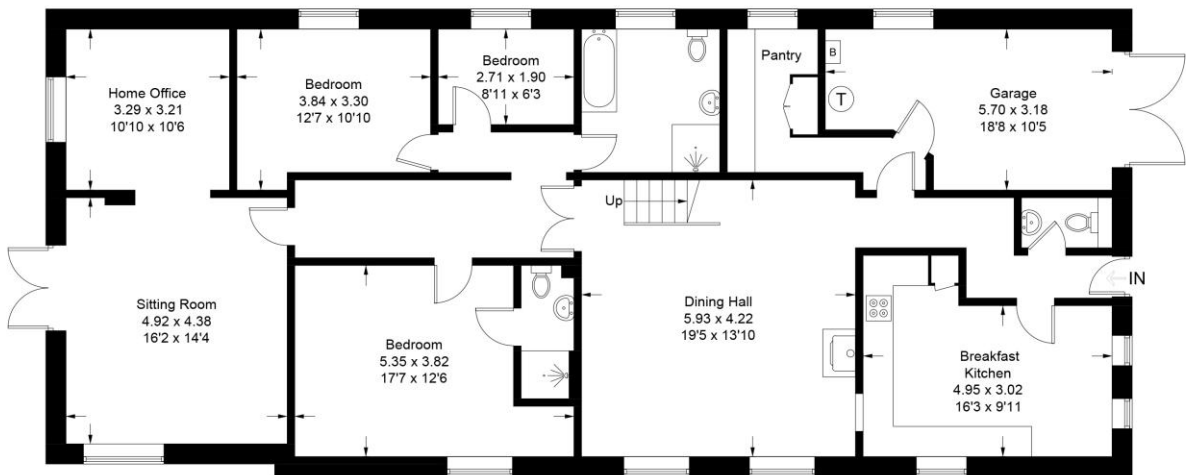


EPC TO FOLLOW

The Coach House
Approximate Gross Internal Area
Ground Floor = 176.9 sq m / 1904 sq ft
(Including Garage)
First Floor = 16.6 sq m / 179 sq ft
Total = 193.5 sq m / 2083 sq ft



First Floor



Ground Floor

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.



The Coach House, Lincoln Road, Leasingham, Lincolnshire, NG34 8JH

£425,000 Freehold

The Coach House is a truly unique detached residence extending to approximately 2,000 sq ft, offering an exceptional level of versatile accommodation whilst retaining an abundance of character and charm. Originally converted from the former coach house, this impressive home provides generous living space, four bedrooms and a highly adaptable layout, making it ideal for families, those working from home or buyers seeking a distinctive village property. Further enhancing its appeal, the property benefits from an air source heat pump, underfloor heating, an EV charging point and wider internal doorways, helping to improve energy efficiency, accessibility and everyday comfort.

Detached Character Home | Approx. 2000 Sq Ft | Four Bedrooms | Vaulted Sitting Room | Impressive Dining Hall | Breakfast Kitchen & Pantry | Home Office | Two Bathrooms Plus WC | Integral Garage | Mature Gardens | Ample Off-Road Parking | Sought-After Leasingham Location



Outside, the property enjoys attractive mature gardens and ample parking, complete with an EV charging point, all set within a desirable position on Lincoln Road, Leasingham. The village offers a well-regarded primary school, public house, church and village hall, whilst nearby Sleaford provides a comprehensive range of shopping, leisure and schooling facilities together with excellent transport links to the surrounding towns and cities.

ACCOMMODATION

The Coach House

Sitting Room - 16'2" x 14'4" (4.93m x 4.37m)

Dining Hall - 19'5" x 13'10" (5.92m x 4.22m)

Breakfast Kitchen - 16'3" x 9'11" (4.95m x 3.02m)

Home Office - 10'10" x 10'6" (3.3m x 3.2m)

Bedroom - 12'7" x 10'10" (3.84m x 3.3m)

Bedroom - 8'11" x 6'3" (2.72m x 1.9m)

Bedroom - 17'7" x 12'6" (5.36m x 3.8m)

First Floor Bedroom - 13'11" x 12'10" (4.24m x 3.9m)

Garage - 18'8" x 10'5" (5.7m x 3.18m)

Agents Note - The boundary between Grey Gables and The Coach House is currently to be agreed and will be confirmed prior to any sale.

There may also be the opportunity to purchase Grey Gables and The Coach House together if a buyer is interested, subject to separate negotiation.

Please note that prior to acceptance of any offer, Waldeck Snarey & Brown Ltd t/a Winkworth are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. We are most grateful for your assistance with this.

DESCRIPTION

The accommodation is centred around a magnificent dining hall, a wonderful entertaining space featuring exposed beams and a wood-burning stove, creating a real focal point to the home. Adjoining this is a well-appointed breakfast kitchen with ample storage and workspace, together with a useful utility room.

A spacious sitting room enjoys a vaulted ceiling with exposed beams and French doors opening directly onto the gardens, flooding the room with natural light and providing an excellent connection between inside and out.

The ground floor continues with three well-proportioned bedrooms, a dedicated home office, a family bathroom, an additional shower room/WC and an integral garage, offering outstanding flexibility for modern family life.

A staircase rises to the first floor where a further generous double bedroom benefits from its own en-suite and extensive eaves storage, making it an ideal principal suite or guest accommodation.

The Coach House successfully combines character features including exposed beams, stonework and impressive ceiling heights with modern comforts, creating a home that is both practical and full of personality. The versatile layout lends itself to a wide variety of purchasers, whether as a substantial family home, an ideal work-from-home property or accommodation for dependent relatives. The inclusion of wider doorways throughout much of the property also makes it particularly well suited to buyers seeking more accessible accommodation.

