
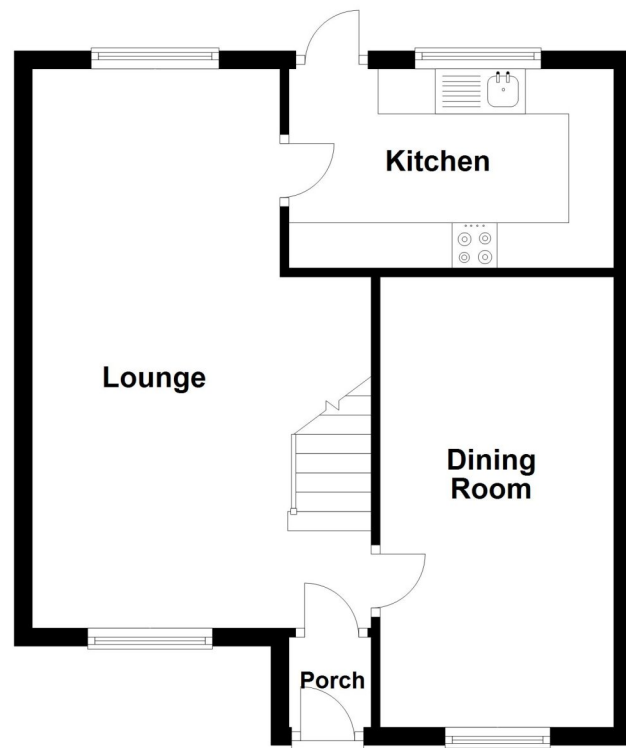


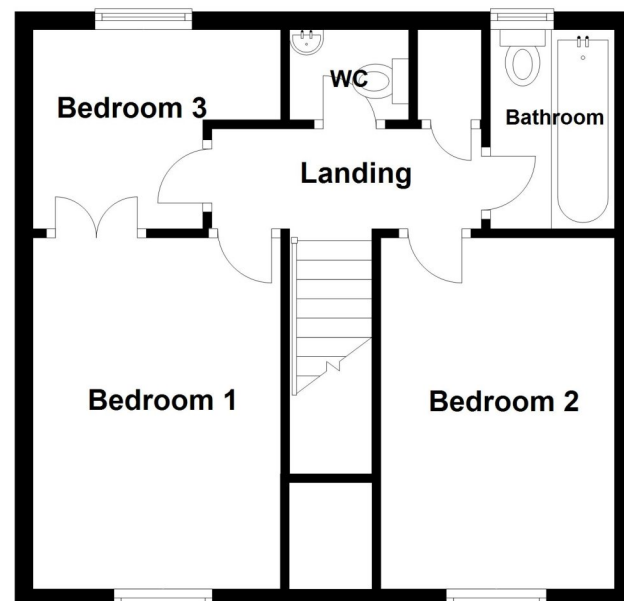
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	84
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



Ground Floor



First Floor



8 Bracken Close, Leasingham, Sleaford, NG34 8LX

£225,000 Freehold

This well presented Three Bedroom Detached Family Home is situated in a private cul-de-sac position, located in the popular village of Leasingham.

AMPLE PARKING TO THE FRONT | NON OVERLOOKED REAR GARDEN | POPULAR VILLAGE LOCATION | WELL PRESENTED THROUGHOUT | STYLISH BATHROOM & W/C | GARAGE CONVERSION INTO DINING ROOM | CUL-DE-SAC POSITION | UPVC DOUBLE GLAZED

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ACCOMMODATION

To the ground floor, there is an initial Entrance Porch providing access into the Lounge with French doors onto the garden, door into the Kitchen and stairs up to the first floor landing. The garage has also been converted to create another reception room which could be used as a Dining Room/Study.

To the first floor, there are Two Double Bedrooms and a well-proportioned Third single Bedroom. The Family Bathroom and Separate W/C are both extremely stylish, modern and fully tiled.

Outside, to the front of the property, there is a gravel driveway offering off street parking for two/three vehicles. The rear garden is fully enclosed, non-overlooked, is principally laid to lawn and boasts a large decking area, garden shed and side gate.

MEASUREMENTS

Entrance Porch

Lounge - 20'4" x 12'4" (6.2m x 3.76m)

Kitchen - 11'10" x 7'3" (3.6m x 2.2m)

Dining Room - 16'5" x 8'6" (5m x 2.6m)

First Floor Landing - 3'3" x 3' (1m x 0.91m)

Bedroom One - 12'9" x 9'1" (3.89m x 2.77m)

Bedroom Two - 12'9" x 8'6" (3.89m x 2.6m)

Bedroom Three - 9' x 7'3" (2.74m x 2.2m)

Family Bathroom - 7'3" x 4'6" (2.2m x 1.37m)

Separate Cloakroom - 4'4" x 3'3" (1.32m x 1m)



LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

B