Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Ground Floor
Approx. 75.1 sq. metres (808.2 sq. feet)

Bedroom 1

Bedroom 2

Hall

Dining Room/Bedroom 3

Bathroom

Lounge

Kitchen
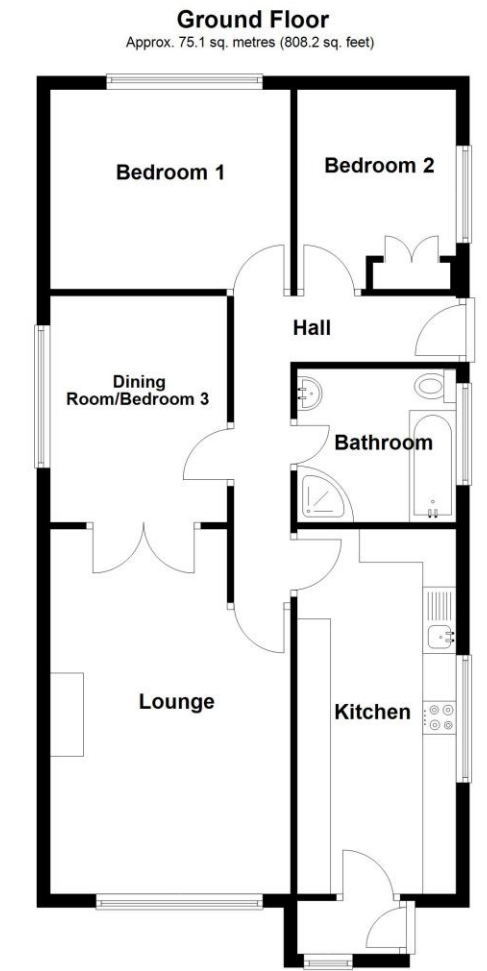
Total area: approx. 75.1 sq. metres (808.2 sq. feet)

30 St. Andrews Crescent, Leasingham, Sleaford, Lincolnshire, NG34

£230,000 Freehold

This immaculately presented Three Bedroom Detached Bungalow is ideally located in a quiet cul-de-sac, offering ample parking to the front and side. The property also benefits from a private and well-maintained rear garden that is not overlooked, with the property also situated a stone's throw from local amenities. To the side, there is a larger-than-average detached garage with power and lighting. Internally, the accommodation comprises an Entrance Porch, Kitchen, Lounge, and Dining Room (which can also serve as a 3rd bedroom if needed) Two further Double Bedrooms, and a modern fitted Shower Room. The property also benefits from gas central heating and UPVC double glazing throughout. additional features include UPVC soffits and facias, making the property incredibly low-maintenance. With so many outstanding features both inside and out, viewing is highly recommended to fully appreciate the quality and spaciousness of this exceptional home. The desirable village of Leasingham is two miles north of the market town of Sleaford which has good road and rail connections to Lincoln, Grantham and Peterborough. Local amenities include a doctors surgery, schools, shops, and garden centre. It is convenient for the local RAF bases of Cranwell, Waddington, Digby and Coningsby.

- THREE BEDROOM DETACHED BUNGALOW
- SPACIOUS ACCOMMODATION
- MODERN FITTED KITCHEN
- STYLISH BATHROOM
- WELL PRESENTED THROUGHOUT
- AMPLE PARKING
- DETACHED GARAGE
- IMMACULATELY MAINTAINED GARDEN
- PRIVATE REAR GARDEN

ACCOMMODATION

Kitchen - 18' x 7'10" (5.49m x 2.4m)

Lounge - 18' x 11'10" (5.49m x 3.6m)

Dining Room/Bedroom 3 - 11'2" x 8'9" (3.4m x 2.67m)

Bedroom 1 - 11'10" x 9'10" (3.6m x 3m)

Bedroom 2 - 9'10" x 7'10" (3m x 2.4m)

Bathroom

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

B