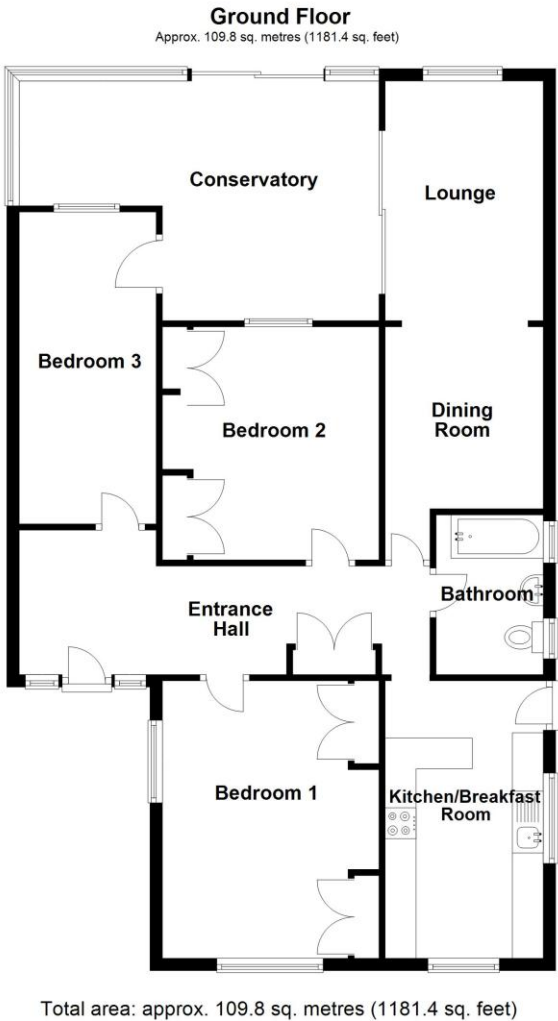


Robertson Avenue, Leasingham, Sleaford

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



5 Robertson Avenue, Leasingham, Sleaford, Lincolnshire, NG34

£230,000 Freehold

Situated in a peaceful and sought-after residential location, this delightful three-bedroom detached bungalow offers spacious and versatile accommodation throughout. Set on a generous plot with beautifully maintained front and rear gardens, this property combines comfort, convenience, and character.

DETACHED THREE BEDROOM BUNGALOW | OFF-ROAD PARKING | LARGE CONSERVATORY | KITCHEN/BREAKFAST ROOM



On approach, the home is instantly inviting with its well-kept frontage, neat lawn, mature planting, and a private driveway leading to the front door. Inside, the entrance hall provides access to all the principal rooms, setting a welcoming tone with its central position in the layout.

The heart of the home is the expansive lounge and adjoining dining room, which offer a wonderfully light and airy space thanks to the large windows and sliding doors leading into the conservatory. The conservatory itself is a superb addition, providing a tranquil space to relax while enjoying lovely garden views and natural light throughout the day.

The kitchen/breakfast room is both practical and charming, featuring a range of wooden wall and base units, ample worktop space, and room for casual dining. It overlooks the rear garden, making it a pleasant and functional space for daily living.

There are three well-proportioned bedrooms, each offering flexibility for family living or home working. Bedroom 1 is positioned to the front of the home, while bedrooms 2 and 3 are situated toward the rear, with bedroom 2 conveniently connecting to the conservatory. A well-appointed bathroom with both a bathtub and separate WC completes the interior accommodation.

Externally, the rear garden is a real highlight – private, mostly laid to lawn, and complete with patio seating areas, mature borders, and a useful shed. This outdoor space is ideal for gardening enthusiasts, al fresco dining, or simply enjoying peaceful surroundings.

With a total area of approximately 109.8 square metres (1,181.4 square feet), this property offers a rare opportunity to acquire a spacious, single-storey home in a desirable area – perfect for downsizers, families, or anyone seeking a low-maintenance lifestyle in a quiet yet well-connected setting.

ACCOMMODATION

Kitchen/ Breakfast Room - 14'9" x 8'5" (4.5m x 2.57m)

Dining Room - 9'8" x 8'5" (2.95m x 2.57m)

Lounge - 12'9" x 8'5" (3.89m x 2.57m)

Bathroom

Conservatory - 19'1" x 12'9" (5.82m x 3.89m)

Bedroom 1 - 14'9" x 11'6" (4.5m x 3.5m)

Bedroom 2 - 12'5" x 11'6" (3.78m x 3.5m)

Bedroom 3 - 16'7" x 7'3" (5.05m x 2.2m)

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

B

