



## Flat 4, 26 Chapel Lane, Leasingham, Sleaford, Lincolnshire, NG34

£84,950 Freehold

**\*NO CHAIN\*** We are pleased to offer for sale this Two Bedroom ground floor flat located in the heart of the village of Leasingham.

The property is located just a stone's throw from local amenities including post office, shops, local pub, garden centre, bus stops and much more.

DESCRIPTION

The accommodation comprises of Entrance Hall, Living Room, Kitchen, Two Bedrooms and a Shower Room. There is also allocated parking to the front of the property.

Benefitting from UPVC windows, gas central heating a modern scheme of decoration throughout with grey carpets, it is an attractive proposition for both first time buyers and investors alike.

Please see our agents note regarding mortgageability of this property.

ACCOMMODATION

Entrance Hall

Kitchen - 12' x 11'2" (3.66m x 3.4m)

Lounge - 20'8" x 15'6" (6.3m x 4.72m)

Shower Room - 9'2" x 6'6" (2.8m x 1.98m)

Bedroom 1 - 12' x 12' (3.66m x 3.66m)

Bedroom 2 - 8'4" x 8'4" (2.54m x 2.54m)

**Agents Note** - This ground floor property is a freehold flat. There are a limited amount of lenders who would lend against this property, so please seek advice with your mortgage broker before viewing. If you require any more information regarding this, please call us.

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

A

SERVICE CHARGE

£0

GROUND RENT



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 76.3 sq. metres (821.0 sq. feet)

