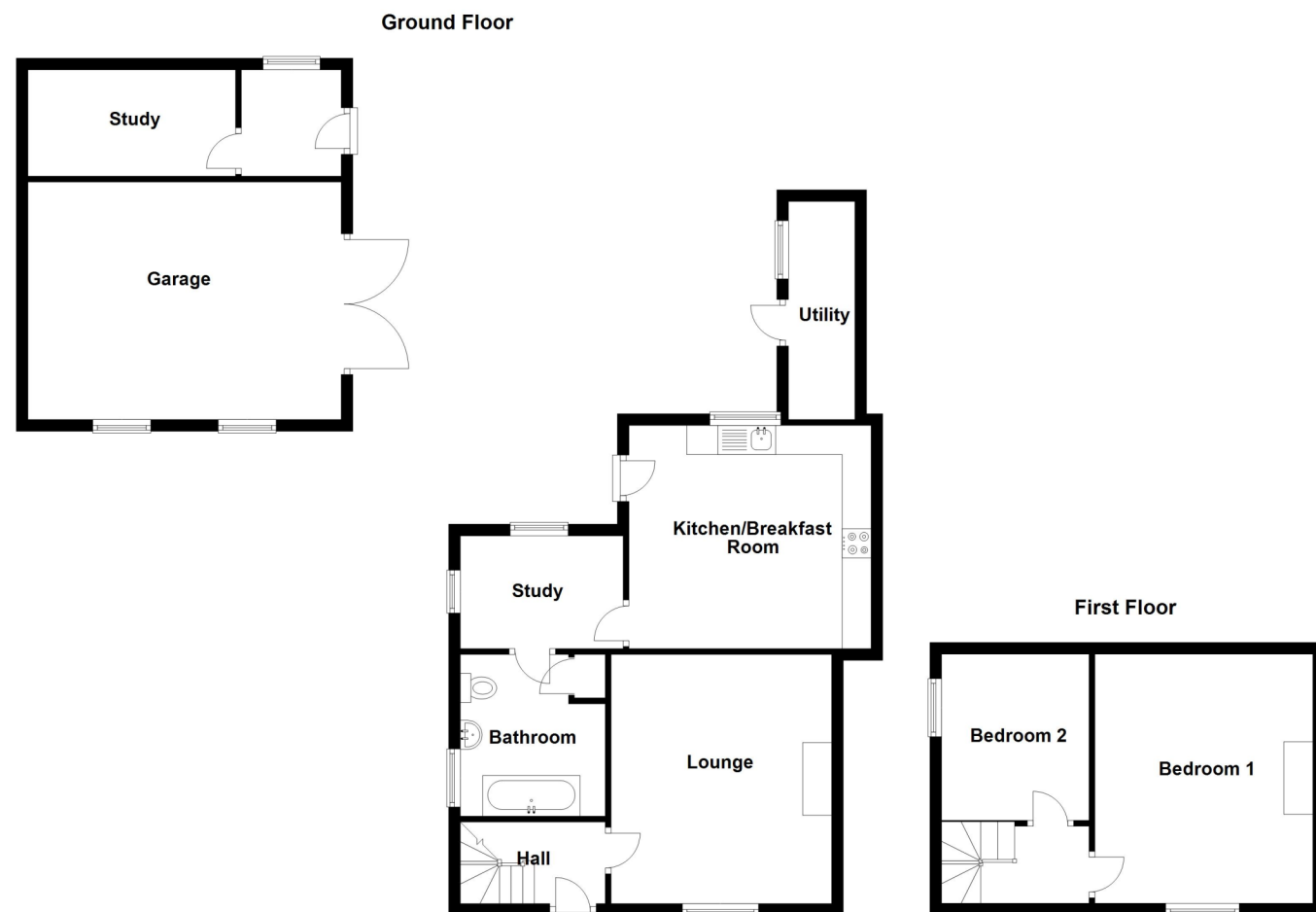


Grade II Listed Property  
EPC not required.



## Beech Tree Cottage, 7 Moor Lane, Leasingham, Sleaford, Lincolnshire, NG34 8JN

£325,000 Freehold

We are delighted to offer for sale this extremely impressive and quaint Grade II listed cottage sat in the heart of the idyllic village of Leasingham.

The property boasts deceptively spacious accommodation, and has been vastly improved by the current vendors with the benefit of a fresh scheme of decoration throughout, a stunning bespoke handmade Kitchen with solid wood units and ample worktop space.

Grade II Listed | Charming Cottage | Idyllic Village Setting | Deceptive Accommodation | Extremely Private Rear Garden | Detached Garage & Study Area | Fantastic Sized Plot | Stunning Handmade Kitchen | Multi Fuel Burner in Lounge | Modern Decor Throughout | Newly fitted Stylish Family Bathroom | A Viewing is Highly Advised.



**Description**

The accommodation comprises of Entrance Hall, Lounge with a charming multi fuel burning stove, Kitchen/Diner, Study, a large newly fitted Family Bathroom and Two Double Bedrooms upstairs.

The outside of the property is just as impressive as the inside. Approached initially by a gravel driveway leading to a timber electrically operated gate. The rear garden is a fantastic sized and completely non overlooked, principally laid to lawn with an initial courtyard style garden directly next to the property which is enclosed.

There is more off street parking split between this part and the main part of the garden which extends to the side and rear with multiple plants, trees and shrubs. Tucked away in the corner of the garden is an impressive and large swim spa with an automated cover which could be made available by separate negotiation. This is surrounded by framed trellis providing even more privacy, whilst boasting stunning Church views.

At last, but by no means least, is this former Annexe/Games Room which has been converted two thirds' into a Garage, with the final third being retained as a Study area with numerous power points which could be ideal for anyone looking for a quiet place to work from home.

Leasingham really is a fantastic village to buy in, being extremely sought after with plenty of dog walking routes, a village pub, garden centre and its close proximity to Sleaford.

A viewing is highly advised.

**ACCOMMODATION**

**Entrance Hall**

**Lounge** - 14' x 12'6" (4.27m x 3.8m)

**Kitchen/Diner** - 13'8" x 12'7" (4.17m x 3.84m)

**Study**

**Downstairs Family Bathroom** - 9'2" x 8'5" (2.8m x 2.57m)

**Bedroom One** - 14 x 12'4" (14 x 3.76m)

**Bedroom Two** - 9'5" x 8'7" (2.87m x 2.62m)

**Outside Utility Room** - 12'4" x 3'6" (3.76m x 1.07m)

**LOCAL AUTHORITY**

North Kesteven District Council

**TENURE**

Freehold

**COUNCIL TAX BAND**

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