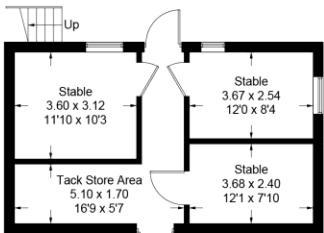
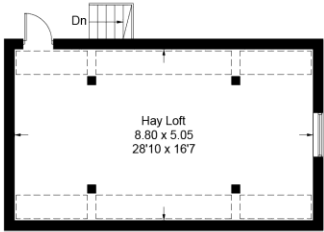
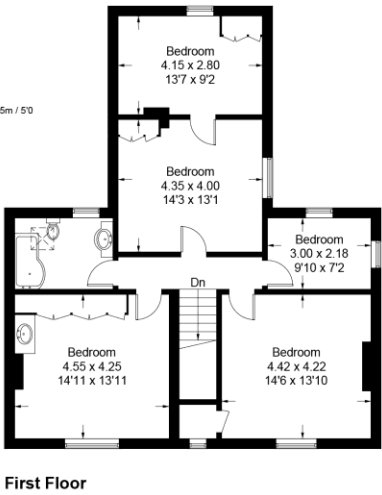
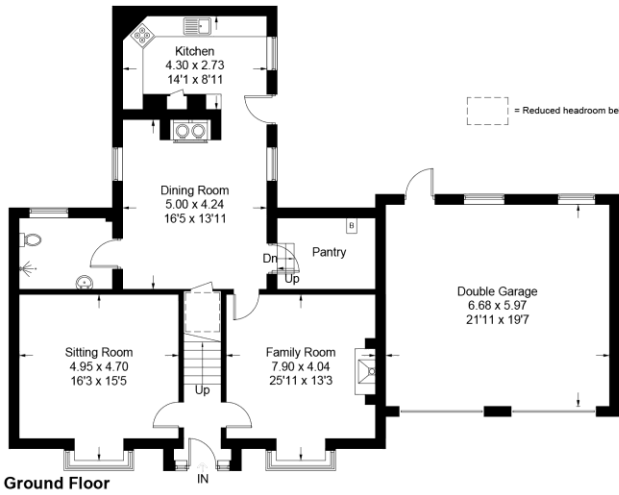


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

The Cottage

Approximate Gross Internal Area  
Ground Floor = 96.8 sq m / 1042 sq ft  
First Floor = 93.5 sq m / 1006 sq ft  
Outbuildings = 128.7 sq m / 1385 sq ft  
(Including Double Garage)  
Total = 319 sq m / 3433 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



13 Moor Lane, Leasingham, Lincolnshire, NG34 8JN

£595,000 Freehold

This delightful detached period property has been a beloved family home for over 30 years, with significant updates carried out by the current owner. These renovations include new bathrooms, a full internal overhaul, and the installation of all-new windows and doors in 2022. The house dates back to the 1600s and retains original features such as exposed beams, and brick and stone fireplaces, which are complemented by more contemporary additions. The property has been well maintained and offers a neutral décor throughout, leaving ample opportunity for the new owner to make further improvements if necessary.

Attractive Detached Family Home With Character Features | Four Bedrooms And Two Modern Bath/Shower Rooms | Exposed Beams And Original Character Elements | Beautifully Landscaped Mature Gardens | Spacious Double Garage And Ample Parking | Detached Two-Storey Barn With Development Potential | Ideal For Multi-Generational Living (Subject To Planning) | Quiet, Sought-After Village Location | Great Links to Sleaford & Lincoln | One of the Oldest Properties in the Village | Close to Leasingham Garden Centre | Popular Location





DESCRIPTION

The accommodation is divided between the main house and a separate barn, the latter offering fantastic potential for conversion into an annex (subject to planning permission), making it an ideal space for multi-generational living. The main house, which spans approximately 2,100 sq ft, offers a well-thought-out layout for family life with both formal and informal areas perfect for entertaining. On the ground floor, there are two spacious reception rooms at the front of the house, while the rear features an open-plan kitchen and dining room, complete with an adjoining pantry and a shower room with a WC. Upstairs, the bedrooms are arranged around a central landing, with four double bedrooms, one single bedroom, and a family bathroom.

The property is set back from the road, with a brick driveway offering plenty of parking space and access to the attached double garage. The gardens extend on three sides of the property, featuring a formal front garden that provides privacy from the road, a rear courtyard garden ideal for outdoor dining, and a large side lawn with a variety of fruit trees, including apple, plum, walnut, damson, and medlar.

Located in the well-equipped village of Leasingham, the property is just two miles north of Sleaford, offering easy access to local amenities including a pub, village hall, post office, and store. Sleaford itself boasts a wide range of amenities, including restaurants, pubs, supermarkets, and schools.



ACCOMMODATION

Entrance Hall

Dining Room - 15'1" x 13'11" (4.6m x 4.24m)

Sitting Room - 15'3" x 14' (4.65m x 4.27m)

Wetroom

Pantry

Breakfast room - 16'4" x 13'11" (4.98m x 4.24m)

Kitchen - 14'1" x 8'11" (4.3m x 2.72m)

Bedroom 1 - 14'10" x 14 (4.52m x 14)

Bedroom 2 - 14'6" x 13'11" (4.42m x 4.24m)

Bathroom

Bedroom 3 - 14'1" x 13'1" (4.3m x 4m)

Bedroom 4 - 13'7" x 9'1" (4.14m x 2.77m)

Bedroom 5 - 9'10" x 7'1" (3m x 2.16m)

Double Garage - 21'10" x 19'7" (6.65m x 5.97m)

Barn Room 1 - 11' x 8'3" (3.35m x 2.51m)

Barn Room 2 - 11'11" x 8'1" (3.63m x 2.46m)

Barn Room 3 - 11'6" x 10'2" (3.5m x 3.1m)

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

F