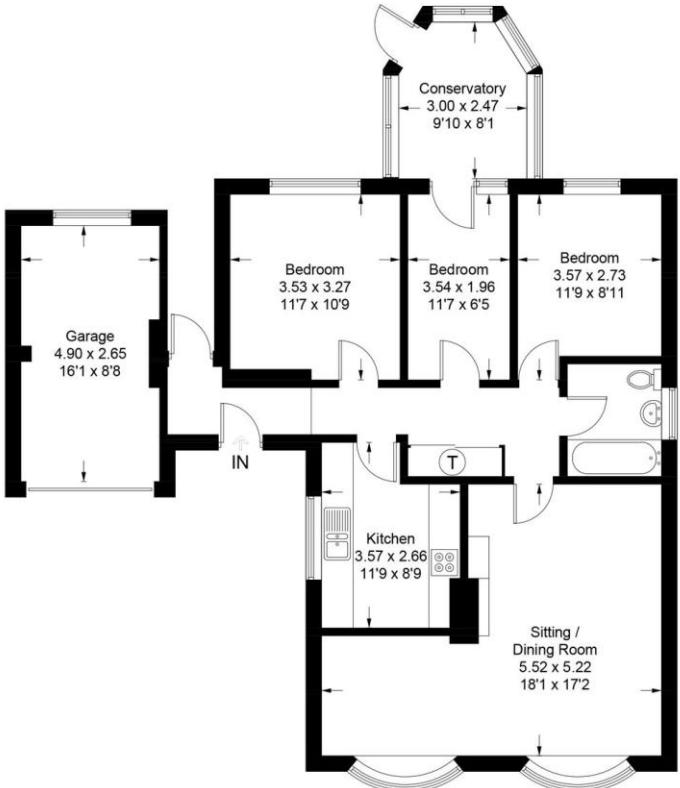


## 6 The Green

Approximate Gross Internal Area = 87.3 sq m / 940 sq ft  
Garage = 13.0 sq m / 140 sq ft  
Total = 100.3 sq m / 1080 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.



## 6 The Green, Leasingham, Sleaford, Lincolnshire, NG34 8LH

£240,000 Freehold

\*NO CHAIN\* Set in a sought-after location in Leasingham, is this three-bedroom detached bungalow offering generous living space, a mature garden, and the potential for a new owner to modernise to their own taste. With ample parking, garage, and a flexible layout, the property makes an ideal home for those looking for something to put their own stamp on.

No Chain | Detached Three Bedroom Bungalow | Spacious Lounge/Dining Room | Bright Conservatory Overlooking Garden | Two Double Bedrooms | Versatile Third Bedroom Study | Mature Garden | Ample Parking | Garage | Popular Village Location



#### DESCRIPTION

The accommodation is arranged around a central hallway and includes a spacious Lounge/Diner with dual aspect windows that flood the room with natural light. A conservatory overlooking the rear garden provides an additional reception space, and a Kitchen that is positioned at the front of the property and benefits from ample storage and work surfaces.

There are three bedrooms, two of which are doubles, along with a third single room that could also serve well as a study, and there is also a family bathroom.

Externally, the property enjoys a good-sized rear garden with lawn, established borders, fruit trees, and a greenhouse. The front garden is also laid to lawn with mature shrubs, while the driveway offers off-road parking leading to the single garage.



#### ACCOMMODATION

##### Entrance Hall

**Lounge/Diner** - 18'1" x 17'2" (5.5m x 5.23m)

**Kitchen** - 11'9" x 8'9" (3.58m x 2.67m)

**Conservatory** - 9'10" x 8'1" (3m x 2.46m)

**Bedroom One** - 11'7" x 10'9" (3.53m x 3.28m)

**Bedroom Two** - 11'7" x 6'5" (3.53m x 1.96m)

**Bedroom Three** - 11'9" x 8'11" (3.58m x 2.72m)

##### Family Bathroom

**Garage** - 16'1" x 8'8" (4.9m x 2.64m)

#### LOCAL AUTHORITY

North Kesteven District Council

#### TENURE

Freehold

#### COUNCIL TAX BAND

B

