



## 1 Leas Road, Great Hale, Lincolnshire, NG34 9LP

**£325,000 Freehold**

This well-presented three-bedroom detached bungalow occupies a pleasant position with an open outlook to the front and offers spacious, well-balanced accommodation extending to approximately 1,100 sq ft.

Detached Three Bedroom Bungalow | Approx. 1100 Sq Ft Of Accommodation | Field Views To The Front | Spacious Lounge And Dining Room | Garden Room With Access To Rear Garden | Modern Bathroom With Bath And Separate Shower | Separate WC | Modern Fitted Kitchen | Driveway Parking And Attached Garage | Enclosed Rear Garden With Patio Area



The property is approached via a driveway providing off-road parking and access to the attached garage. A porch opens into a central hallway which gives access to all rooms, creating a practical and easy-to-live-in layout.

The lounge is located to the front of the property and enjoys a nice open aspect, making it a comfortable everyday living space. To the rear, there is a separate dining room which leads through to a garden room, providing a useful additional reception area with doors opening out to the garden.

The kitchen is fitted with a range of units and work surfaces and is positioned conveniently between the dining room and garden room, with a pleasant outlook over the rear garden.

There are three bedrooms, all of good size and finished in a neutral style, offering flexibility for family use, guests or home working. The bathroom has been updated and includes both a bath and a shower, while a separate WC also benefits from a 2nd shower, and is located off the hallway.

Outside, the rear garden is mainly laid to lawn with a paved seating area and a timber shed. To the front, the bungalow benefits from an open aspect which adds to the overall appeal. The attached garage and driveway provide useful parking and storage.

An early viewing is recommended to appreciate the space, layout and position on offer.



#### ACCOMMODATION

**Entrance Porch** - 6'1" x 6' (1.85m x 1.83m)

#### Cloakroom

**Living Room** - 17'9" x 10'6" (5.4m x 3.2m)

**Dining Room** - 11'6" x 10'6" (3.5m x 3.2m)

**Garden Room** - 15'1" x 10'6" (4.6m x 3.2m)

**Kitchen** - 11'6" x 8'2" (3.5m x 2.5m)

**Bedroom 1** - 11'10" x 10'6" (3.6m x 3.2m)

**Bedroom 2** - 11'6" x 8'6" (3.5m x 2.6m)

**Bedroom 3** - 10'6" x 7'7" (3.2m x 2.3m)

#### Bathroom

**Garage** - 16'9" x 9'10" (5.1m x 3m)

#### LOCAL AUTHORITY

North Kesteven District Council

#### TENURE

Freehold

#### COUNCIL TAX BAND

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